DEVELOPMENT APPLICATION

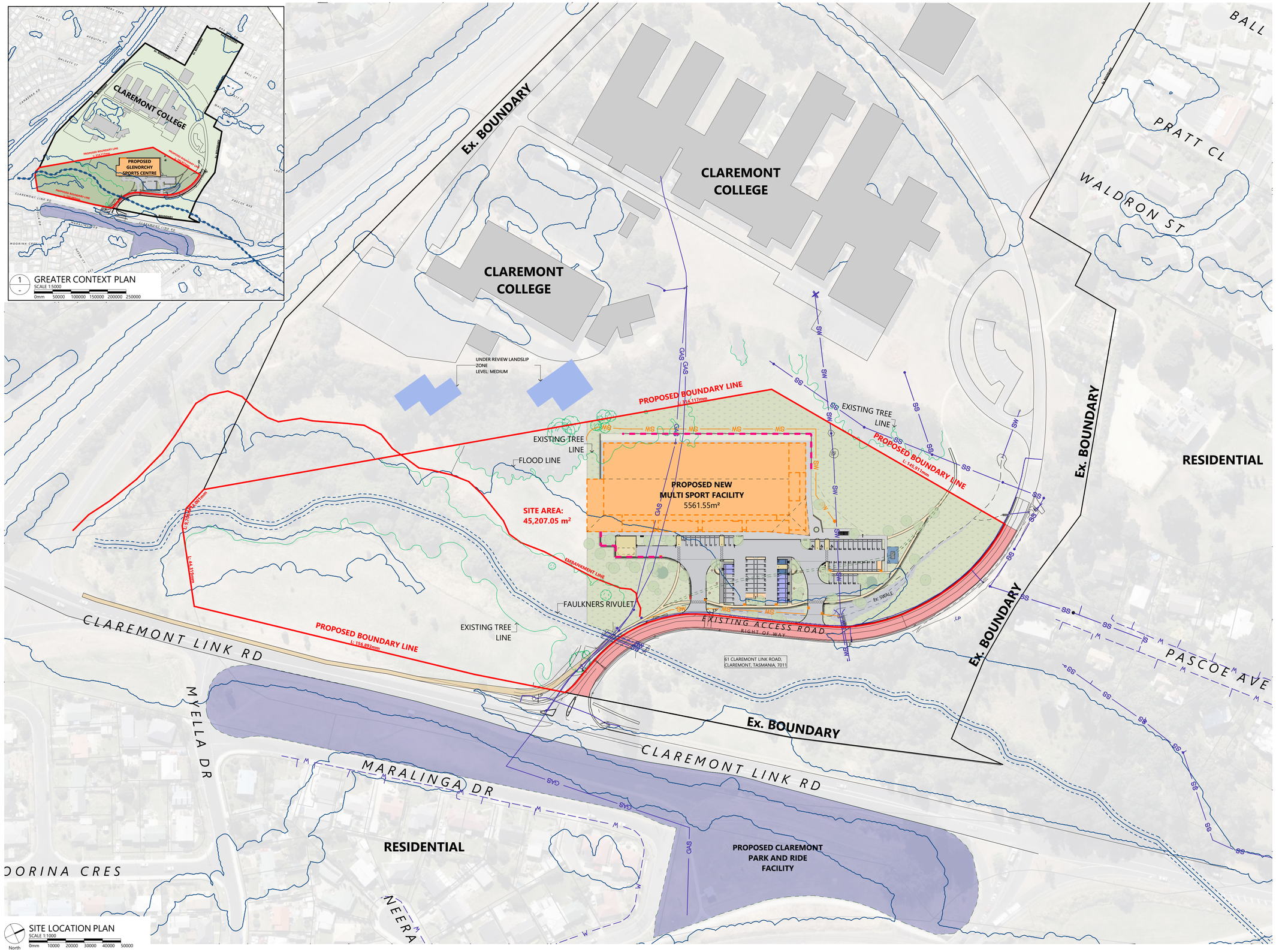
APPLICATION NUMBER:	PLN-25-078
PROPOSED DEVELOPMENT:	New Building for Sport and Recreation
LOCATION:	61 Claremont Link Road and Adjacent Road Reservation, Claremont
APPLICANT:	All Urban Planning
ADVERTISING START DATE:	30/05/2025
ADVERTISING EXPIRY DATE:	16/06/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **16/06/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **16/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **16/06/2025**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493



REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK

SITE PLAN GENERAL NOTES

- - - - - - GENERAL SITE DEMOLITION WORKS

SITE & SERVICES LEGEND

(REFER TO CIVIL SERVICES DRAWINGS FOR DETAILS)

- EXISTING TITLE BOUNDARY
- NEW SUBDIVISION LINE TBC
- LP — EXISTING LIGHT POLE
- \ U / — EXISTING UNDERGROUND ELECTRICITY LINE
- SS — EXISTING SEWER LINE
- SW — EXISTING STORMWATER LINE
- W — EXISTING WATER LINE
- eSW-MH — EXISTING STORMWATER MANHOLE
- eSW-GP — EXISTING STORMWATER GRATED PIT
- eSS-MH — EXISTING SEWER MANHOLE
- EXISTING TREE COVERAGE OUTLINE
- SS — PROPOSED SEWER LINE
- SW — PROPOSED STORMWATER LINE
- SW-SEP — PROPOSED STORMWATER SIDE ENTRY PIT
- W — PROPOSED WATER LINE
- FH — PROPOSED FIRE HYDRANT LINE
- DATA — PROPOSED NBN LINE
- E — PROPOSED ELECTRICAL LINE
- F.H. — PROPOSED FIRE HYDRANT
- F.H.B. — PROPOSED FIRE HYDRANT BOOSTER
- B.S — BENCH SEAT
- PROPOSED LIGHT POLE
- EXTENT OF NEW BITUMEN CARPARK AND DRIVEWAY
- PROPOSED LANDSCAPING - GRASS SEED
- CRUSHED GRAVEL
- EV — EV PARKING BAY
- EV — FUTURE EV PARKING BAY
- D.T.B — DESIGNATED TURNING BAY
- RIGHT OF WAY
- PROPOSED PARK & RIDE CLAREMONT
- EXTENT OF PROPOSED RETAINING WALL
- 1:1 BATTERING OF THE TERRAIN ENSURE BATTER DOES NOT EXCEED 1000mm TO NATURAL GROUND LEVEL.
- EXISTING ROCK
- PROPOSED RELOCATED ROCK
- PROPOSED TREE

NOTE: THERE IS ONLY ONE GAS LINE RUNNING THROUGH THE PROPOSED SITE, HOWEVER TWO SURVEYS SHOWED DIFFERENT PIPELINE LOCATIONS. BOTH POTENTIAL LOCATIONS HAVE BEEN DOCUMENTED ON THIS DRAWING.

GLENORCHY SPORTS CENTRE

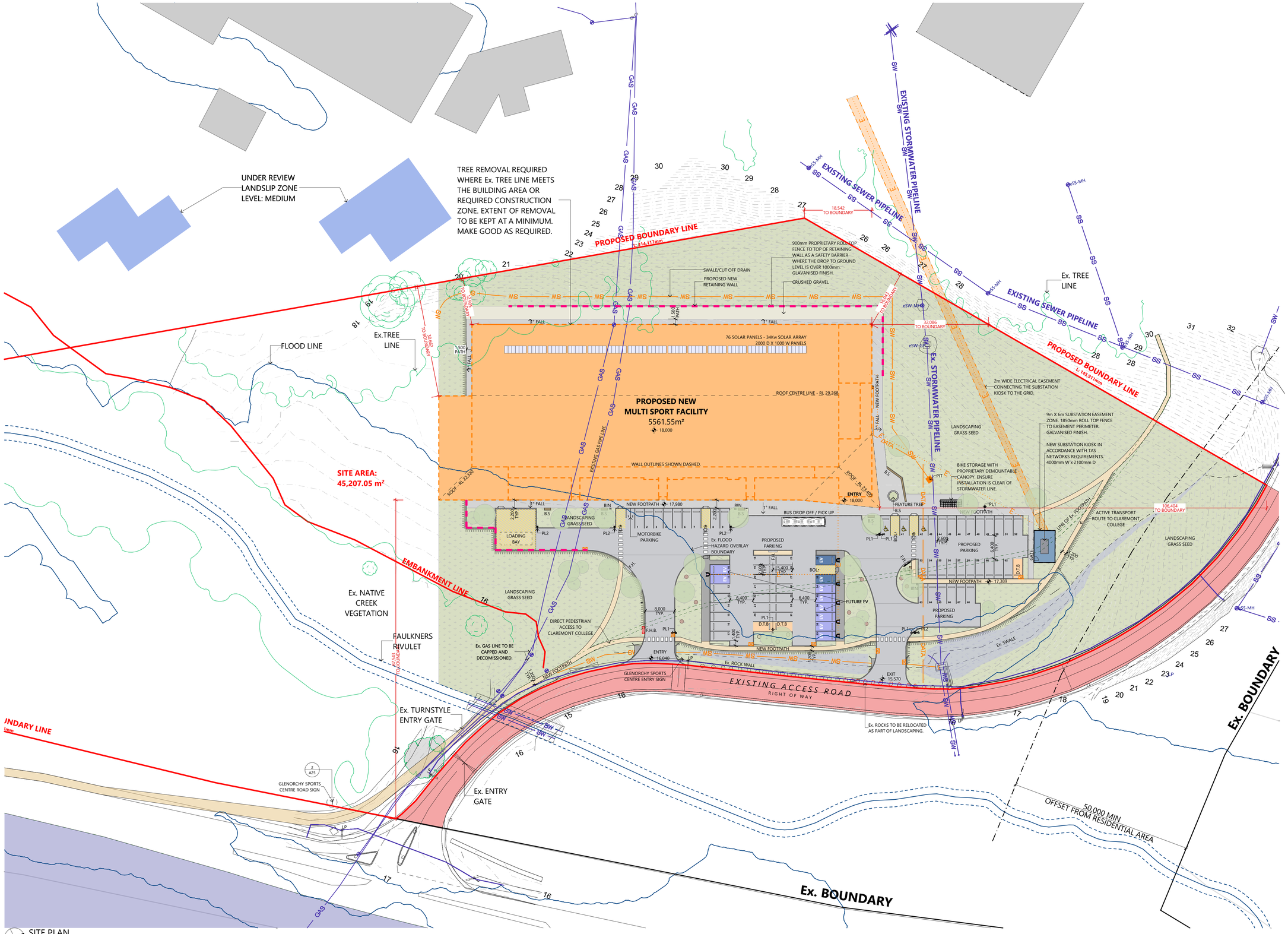
DEPARTMENT OF STATE GROWTH

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A00-DA01

ARTAS ARCHITECTS

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK



SITE PLAN GENERAL NOTES

- - - - - GENERAL SITE DEMOLITION WORKS

SITE & SERVICES LEGEND

(REFER TO CIVIL SERVICES DRAWINGS FOR DETAILS)

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- NEW SUBDIVISION LINE TBC
- EXISTING LIGHT POLE
- EXISTING UNDERGROUND ELECTRICITY LINE
- EXISTING SEWER LINE
- EXISTING STORMWATER LINE
- EXISTING WATER LINE
- eSW-MH EXISTING STORMWATER MANHOLE
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- eSS-MH EXISTING SEWER MANHOLE
- EXISTING TREE COVERAGE OUTLINE
- PROPOSED SEWER LINE
- PROPOSED STORMWATER LINE
- SW-SEP PROPOSED STORMWATER SIDE ENTRY PIT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT LINE
- PROPOSED NBN LINE
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- F.H. PROPOSED FIRE HYDRANT
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GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

SKETCH CONCEPT
CONTROLLED DOCUMENT DO NOT COPY

ARTAS ARCHITECTS

APPROVAL
244008
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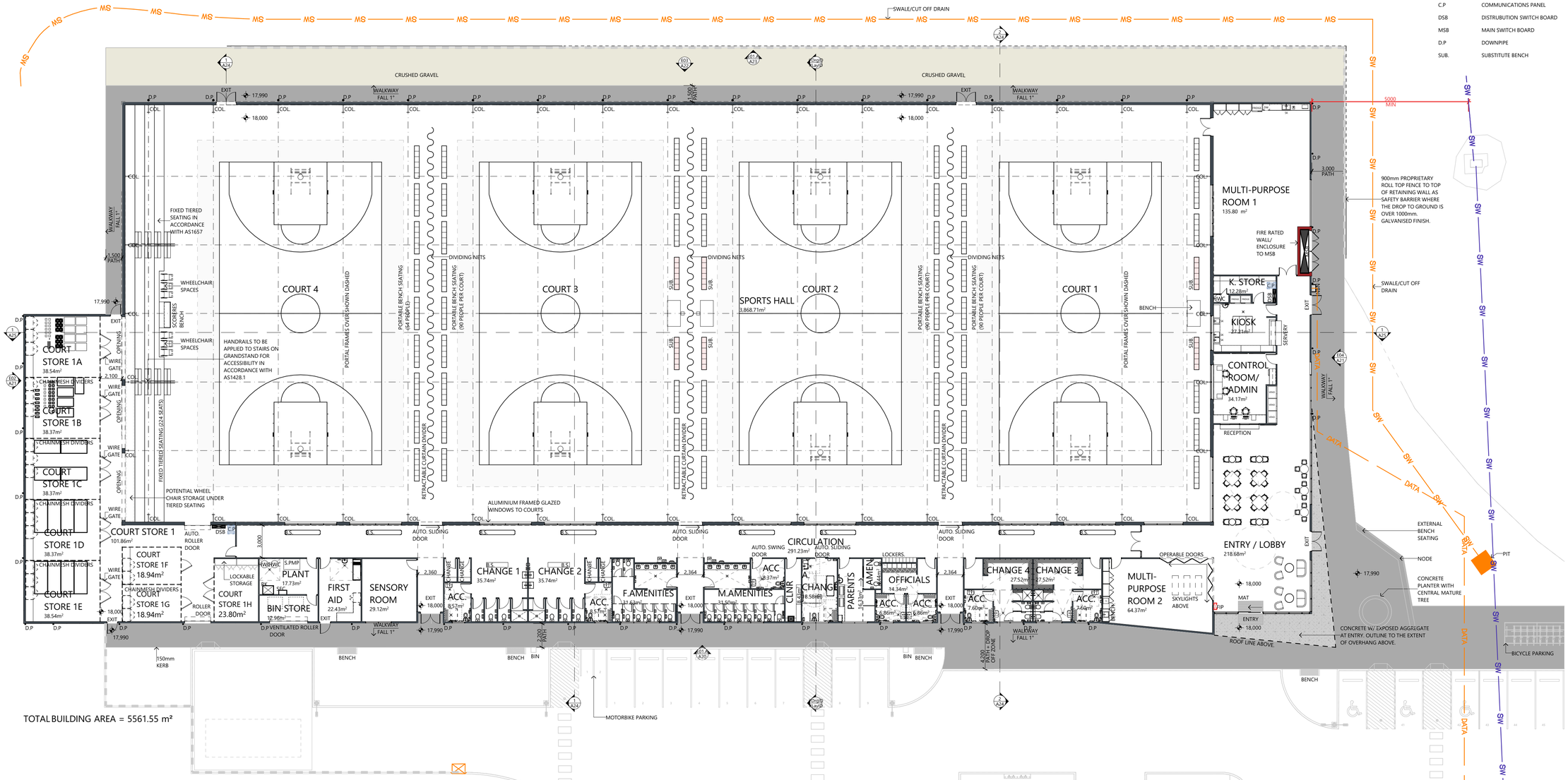
A01-DA01

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK

FLOOR PLAN GENERAL NOTES

COL.	STRUCTURAL COLUMN
B.S	BENCHSEAT
H.W.C	HOT WATER CYLINDER
FIP	FIRE ISOLATED PANEL
C.P	COMMUNICATIONS PANEL
DSB	DISTRUBUTION SWITCH BOARD
MSB	MAIN SWITCH BOARD
D.P	DOWNPIPE
SUB.	SUBSTITUTE BENCH



GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

SKETCH CONCEPT

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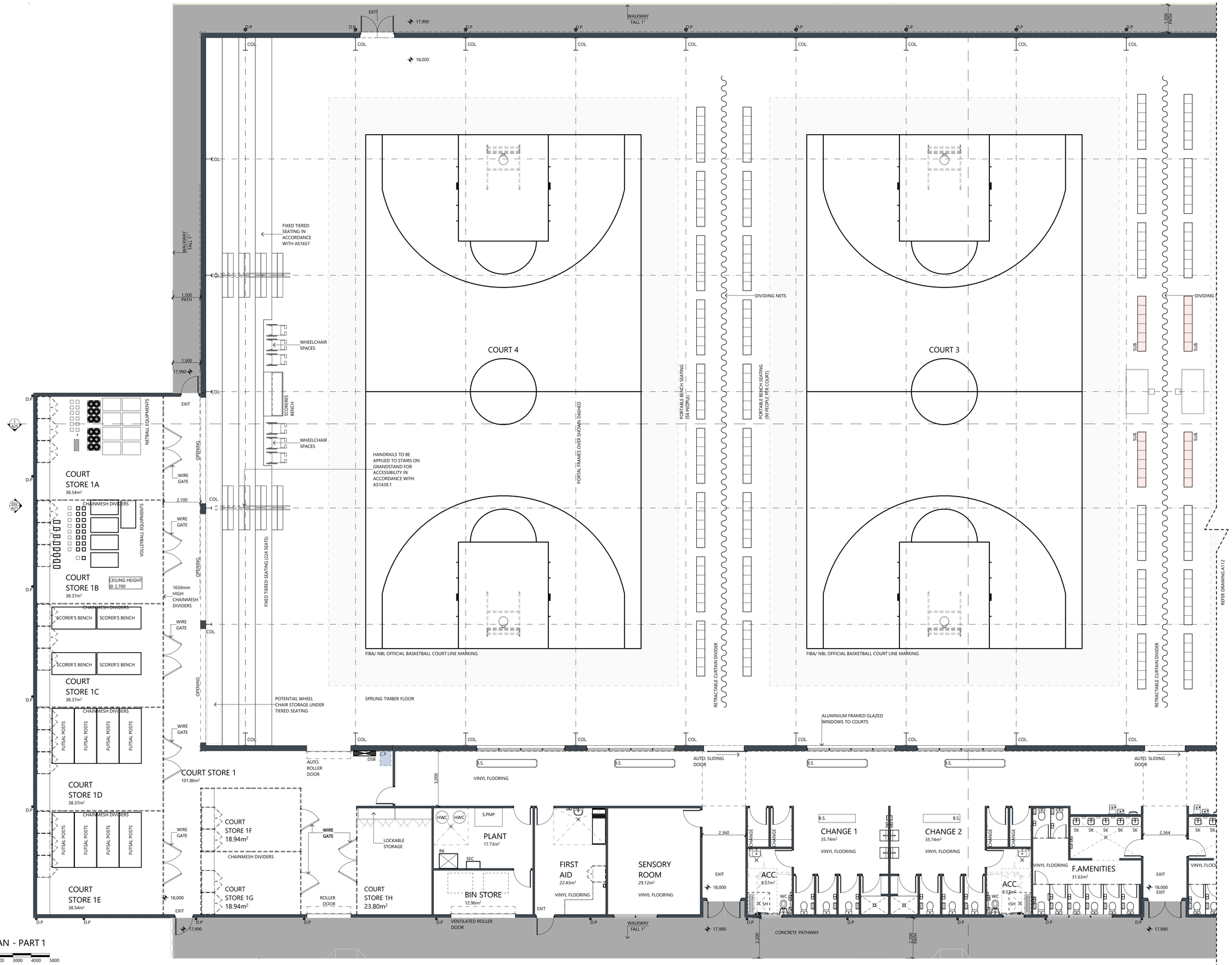
ARTAS ARCHITECTS

APPROVAL 244008

A10-DA01

SHEET SIZE: A1 (LANDSCAPE)



1 FLOOR PLAN - PART 1
SCALE 1:100
0mm 1000 2000 3000 4000 5000

REVISION					
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DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK

FLOOR PLAN GENERAL NOTES

COL.	STRUCTURAL COLUMN
B.S	BENCHSEAT
H.W.C	HOT WATER CYLINDER
FIP	FIRE ISOLATED PANEL
C.P	COMMUNICATIONS PANEL
DSB	DISTRUBUTION SWITCH BOARD
MSB	MAIN SWITCH BOARD
D.P	DOWNPIPE
SUB.	SUBSTITUTE BENCH

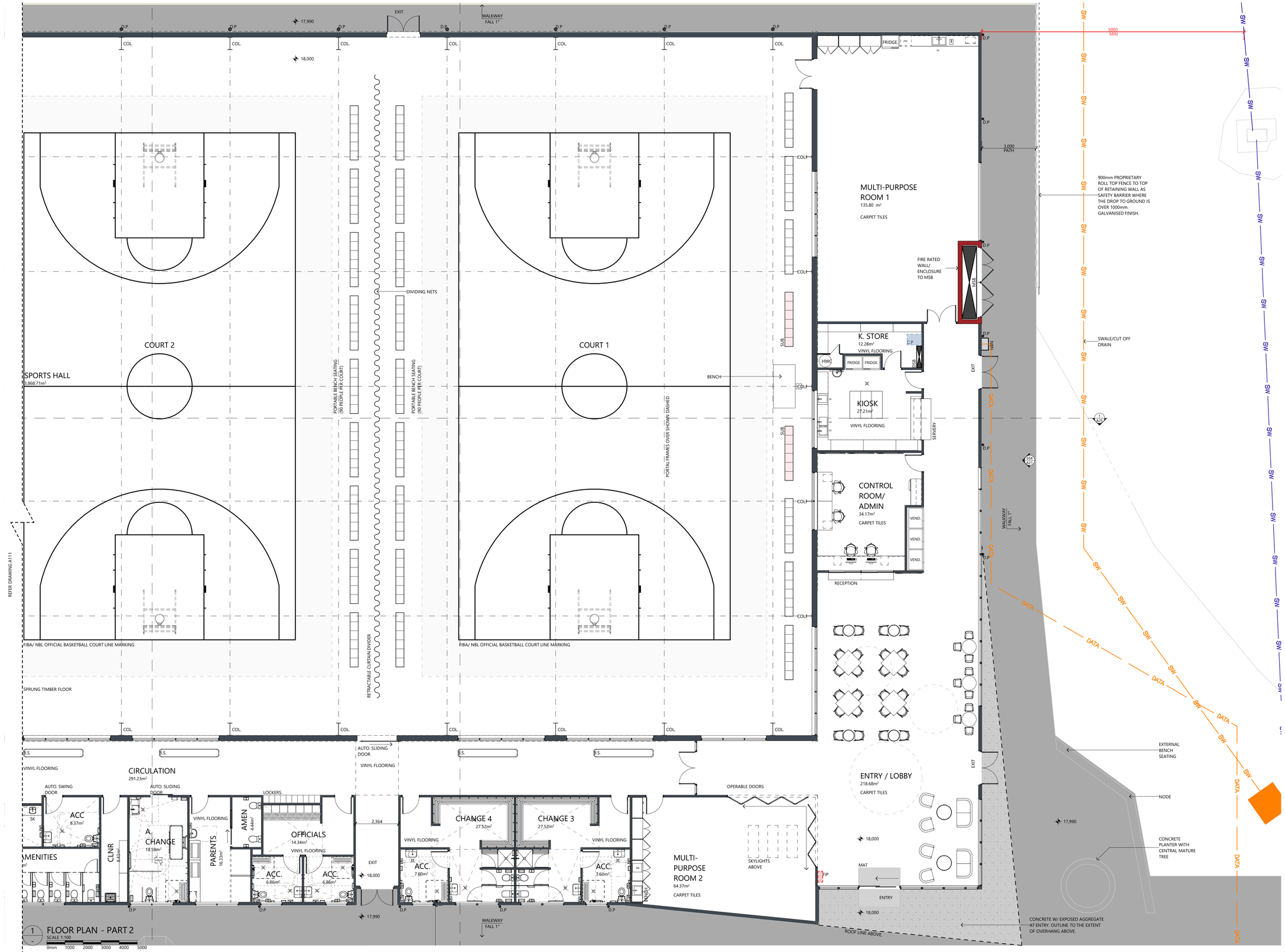
GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A11-DA01

ARTAS ARCHITECTS



REVISION					
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FLOOR PLAN GENERAL NOTES

COL.	STRUCTURAL COLUMN
B.S	BENCHSEAT
H.W.C	HOT WATER CYLINDER
FIP	FIRE ISOLATED PANEL
C.P	COMMUNICATIONS PANEL
DSB	DISTRUBUTION SWITCH BOARD
MSB	MAIN SWITCH BOARD
D.P	DOWNPIPE
SUB.	SUBSTITUTE BENCH

GLENORCHY SPORTS CENTRE

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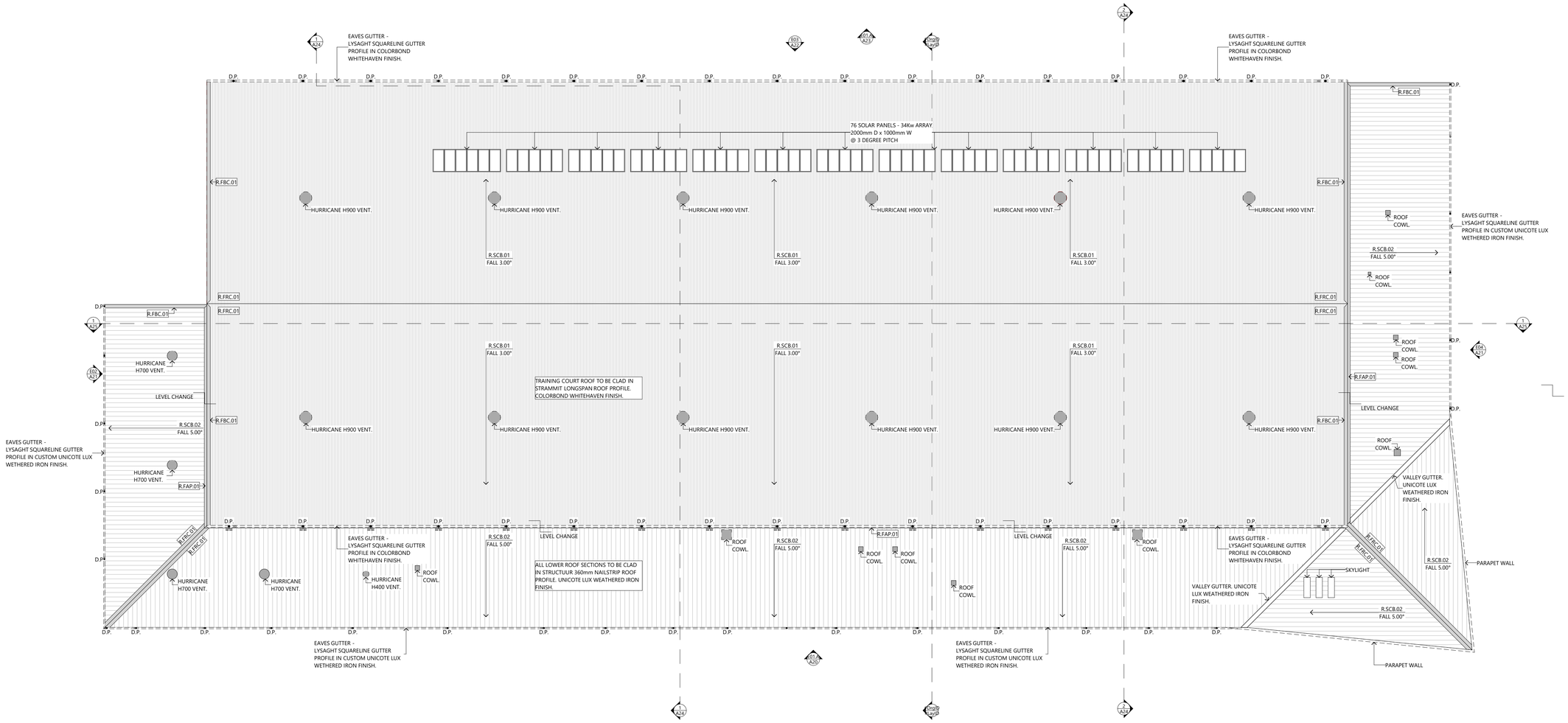
A12-DA01

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/03/2025	RC	IK

ROOF PLAN GENERAL NOTES

- STRAMMIT LONGSPAN ROOF PROFILE. COLORBOND WHITEHAVEN FINISH.
- STRUCTUUR 360mm NAILSTRIP ROOF PROFILE. UNICOTE LUX WEATHERED IRON FINISH .
- R.FRC.01 - RIDGE FLASHING. FINISH TO MATCH ADJOINING ROOF SURFACE.
- R.FAP.01 - APRON FLASHING. FINISH TO MATCH ADJOINING ROOF SURFACE.
- R.FBC.01 - BARGE CAPPING. FINISH TO MATCH ADJOINING ROOF SURFACE.
- MECHANICAL ITEMS - ALL MECHANICAL ITEMS TO MATCH THE FINISH OF THE ROOF THEY ARE ATTACHED TO.



ROOF PLAN
SCALE 1:200
North
0mm 2000 4000 6000 8000 10000

GLENORCHY SPORTS CENTRE

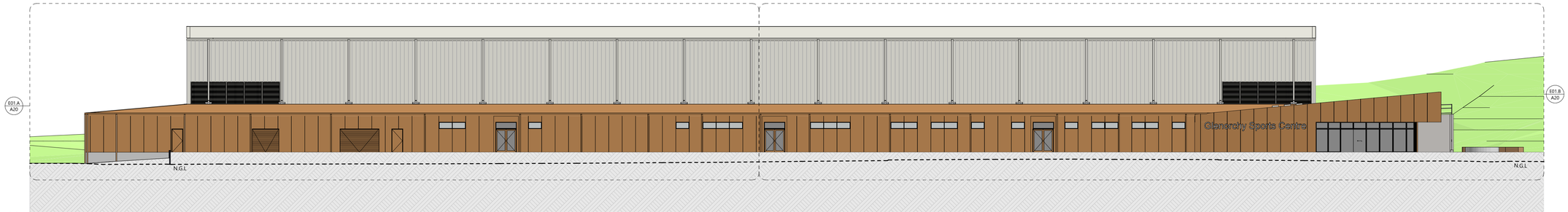
DEPARTMENT OF STATE GROWTH

ARTAS ARCHITECTS

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A13-DA01

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK



E01 SOUTH-EAST ELEVATION
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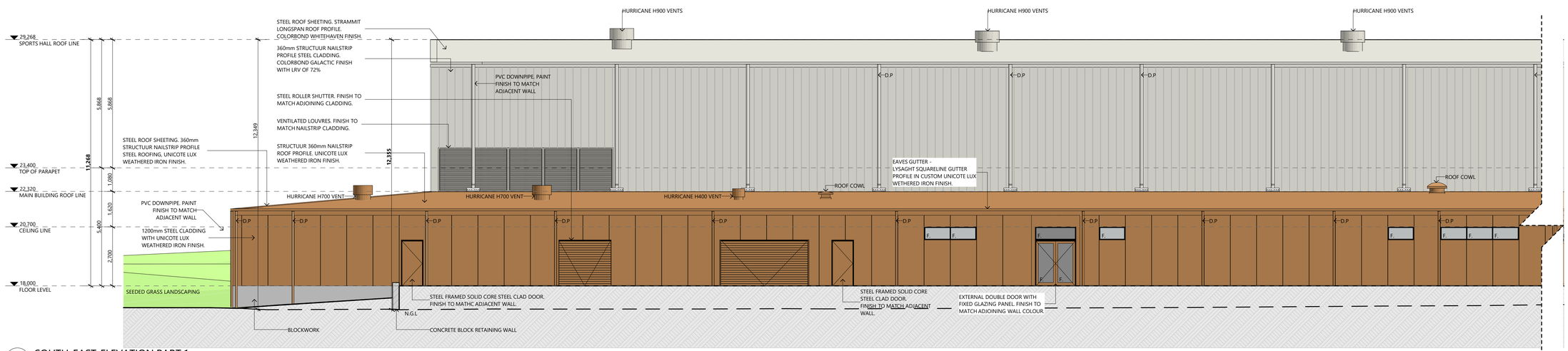

E01.A SOUTH-EAST ELEVATION PART 1
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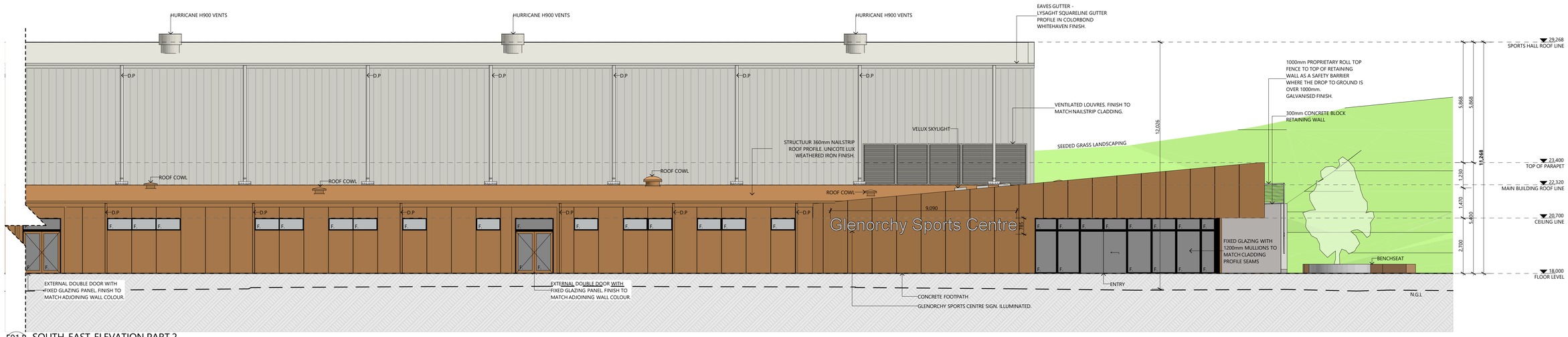

E01.B SOUTH-EAST ELEVATION PART 2
SCALE 1:100
0mm 1000 2000 3000 4000 5000

GLENORCHY SPORTS CENTRE

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ARTAS ARCHITECTS

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A20-DA01

REVISION					
RevID	ChID	Description	Date	Int.	App
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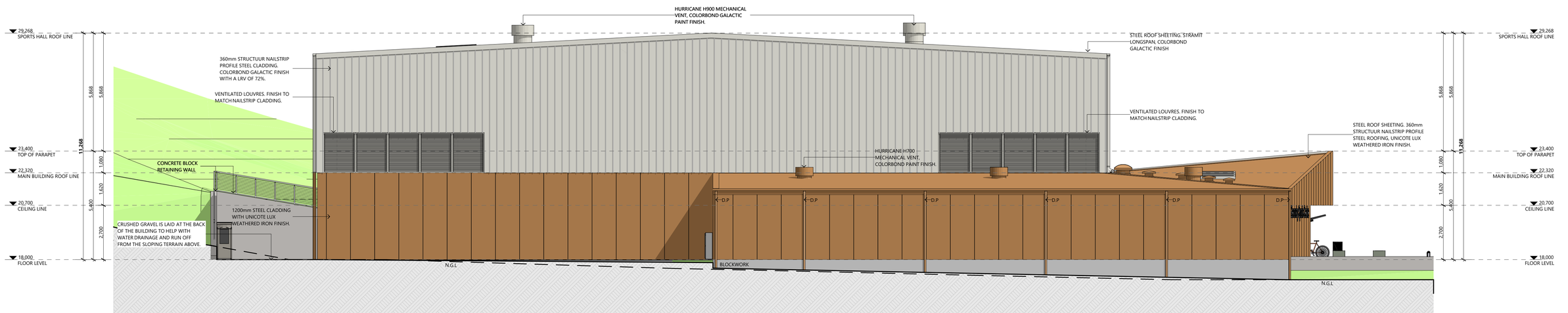

E02 SOUTH-WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

E04 NORTH-EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

SKETCH CONCEPT

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ARTAS ARCHITECTS

APPROVAL
244008
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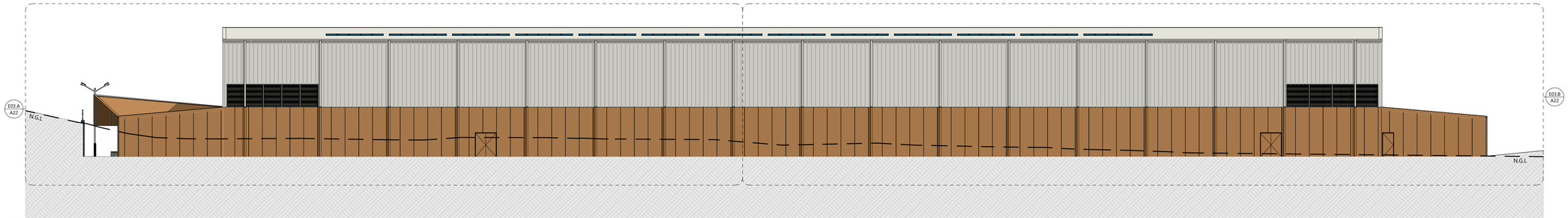
A21-DA01

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK



E03 NORTH-WEST ELEVATION
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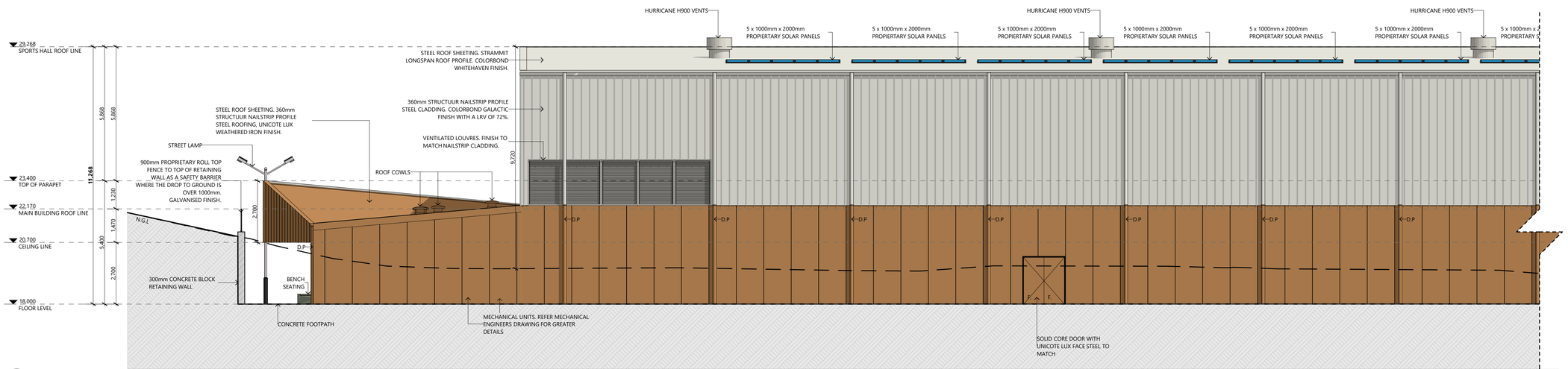

E03.A NORTH-WEST ELEVATION PART 1
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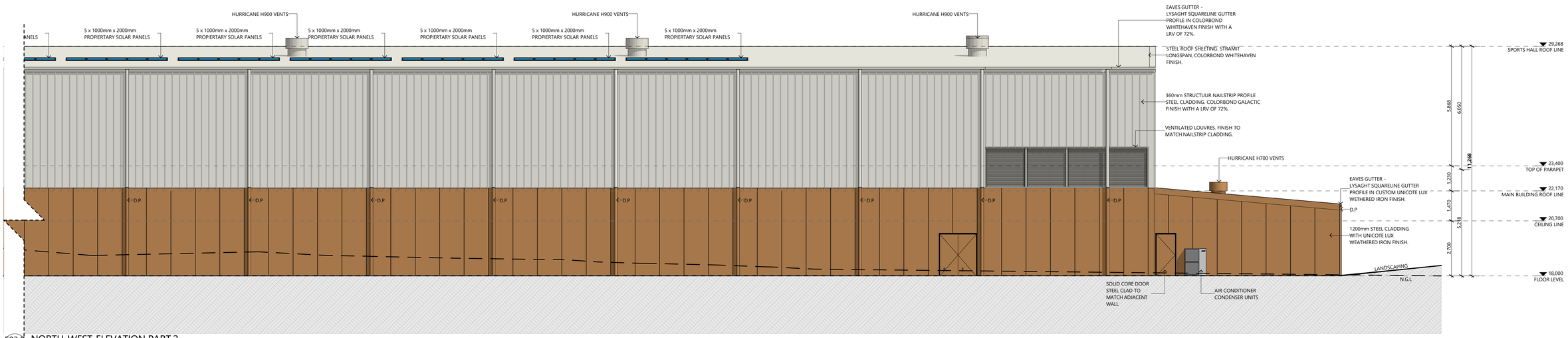

E03.B NORTH-WEST ELEVATION PART 2
SCALE 1:100
0mm 1000 2000 3000 4000 5000

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

SKETCH CONCEPT
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ARTAS ARCHITECTS

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A22-DA01

REVISION					
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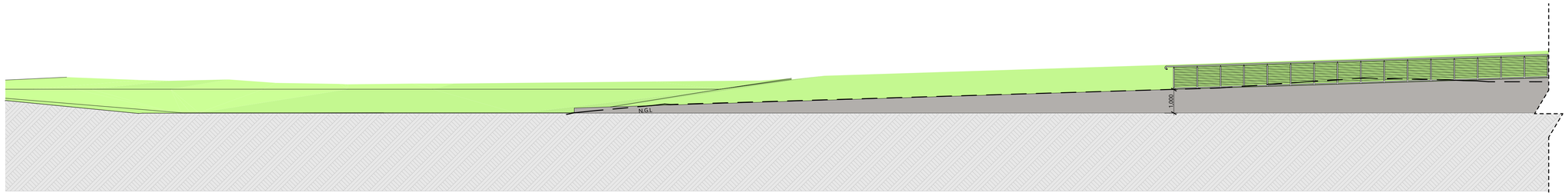
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK



E01.A – RETAINING WALL NORTH ELEVATION

SCALE 1:100

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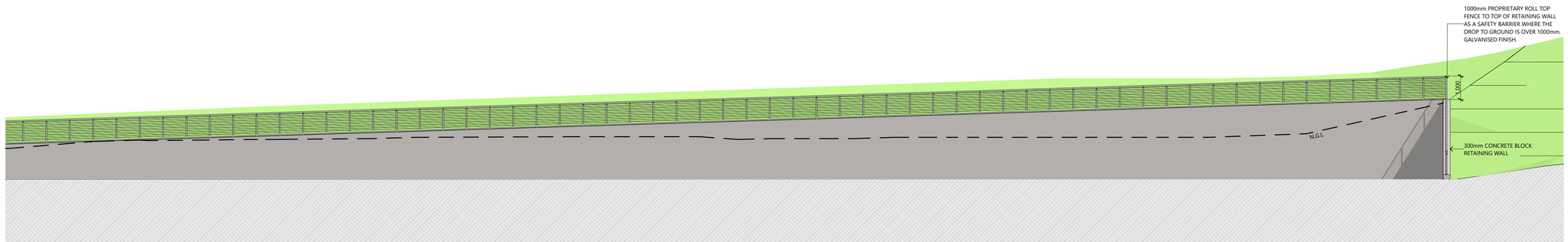

E01.B – RETAINING WALL NORTH ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

APPROVAL

244008

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A23-DA01

ARTAS ARCHITECTS

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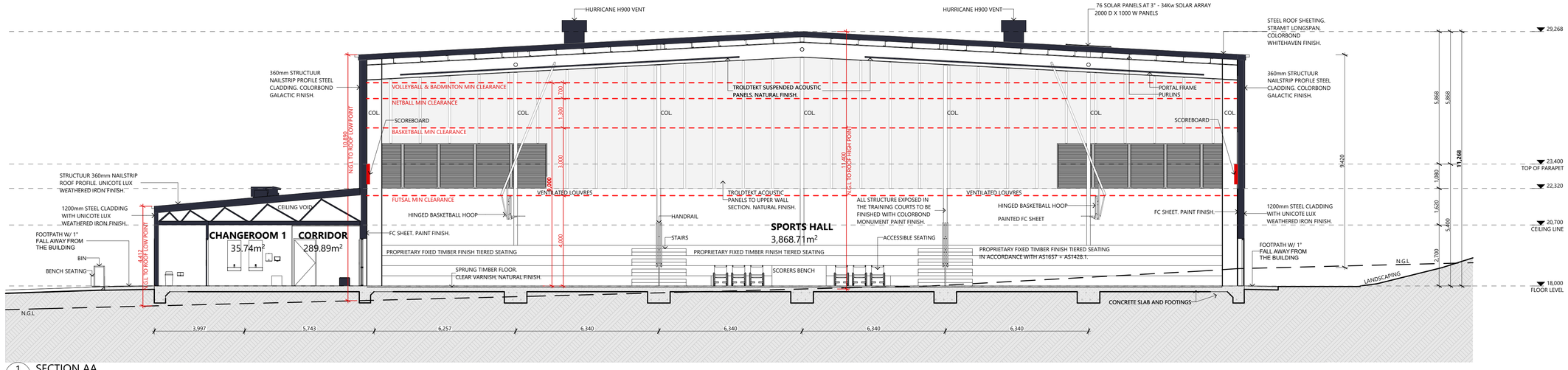

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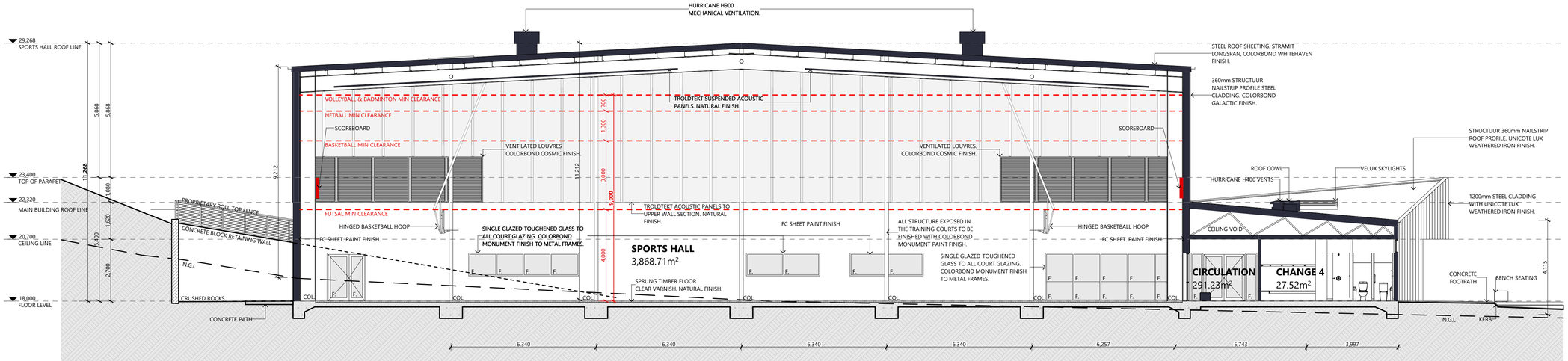

2 SECTION BB
SCALE 1:100
0mm 1000 2000 3000 4000 5000

GLENORCHY SPORTS CENTRE

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A24-DA01

ARTAS ARCHITECTS

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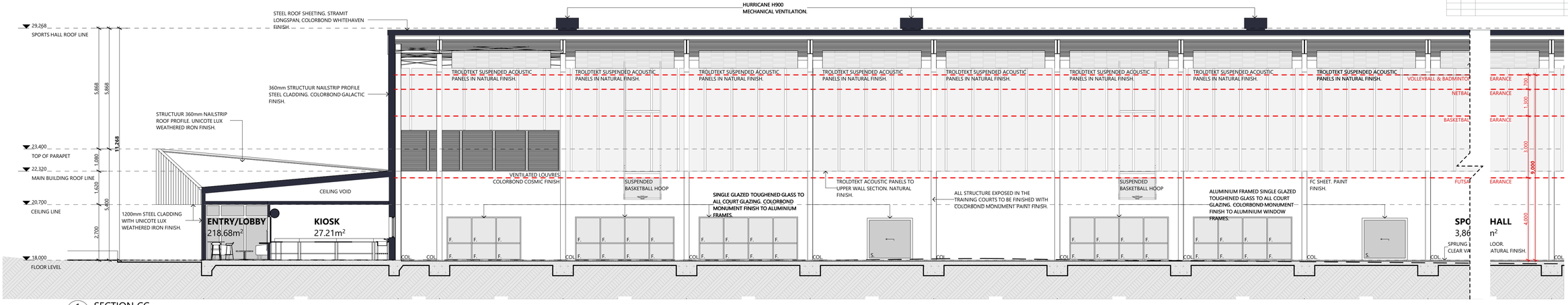

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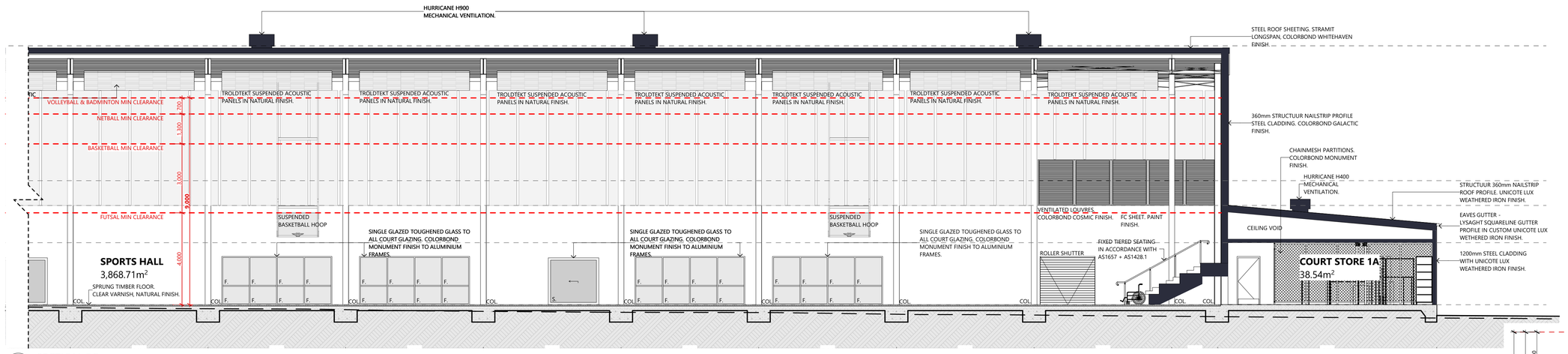

1 SECTION CC
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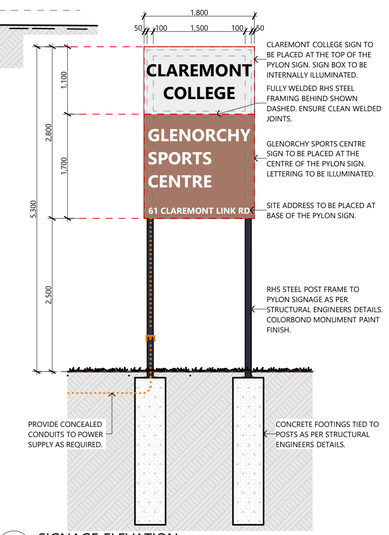


2 SIGNAGE ELEVATION
SCALE 1:50
0mm 500 1000 1500 2000 2500

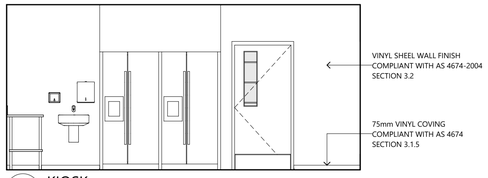
GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A25-DA01

ARTAS ARCHITECTS



1 KIOSK
SCALE 1:50
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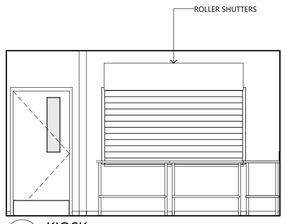

2 KIOSK
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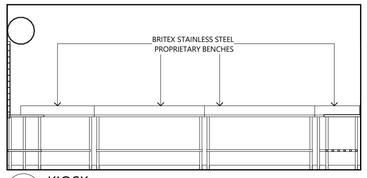

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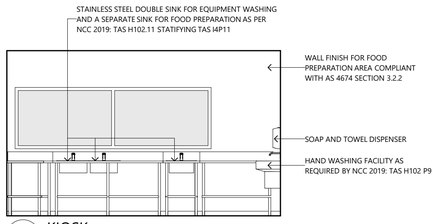

4 KIOSK
SCALE 1:50
0mm 500 1000 1500 2000 2500

R E V I S I O N

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DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/01/2025	RC	IK

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

ARTAS ARCHITECTS

APPROVAL
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A26-DA01

REVISION					
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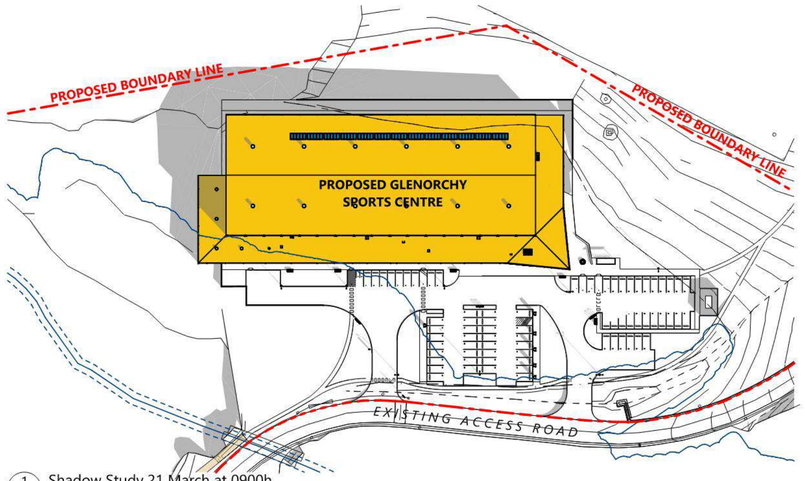

1 Shadow Study 21 March at 0900h
SCALE 1:1000
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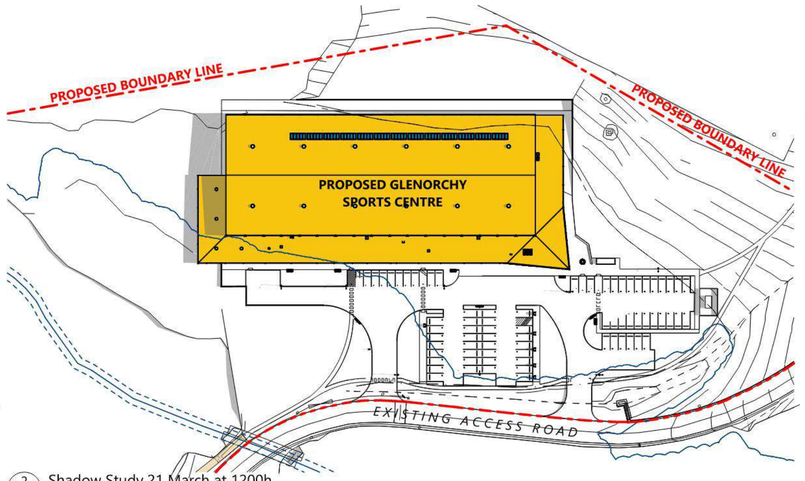

2 Shadow Study 21 March at 1200h
SCALE 1:1000
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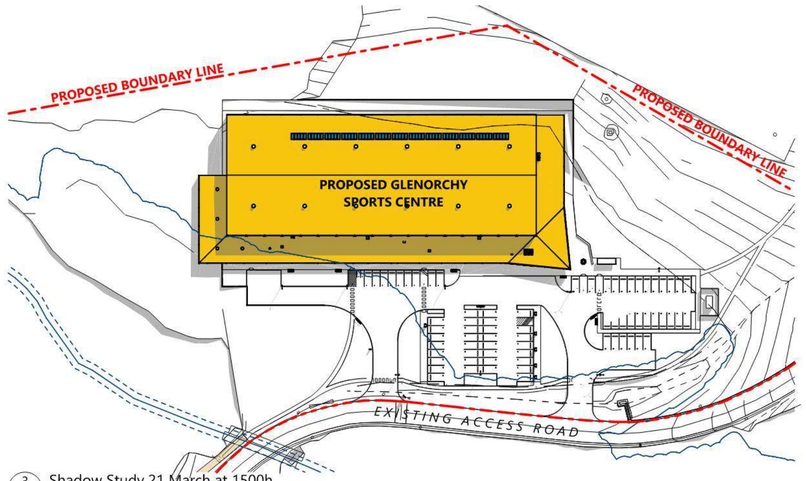
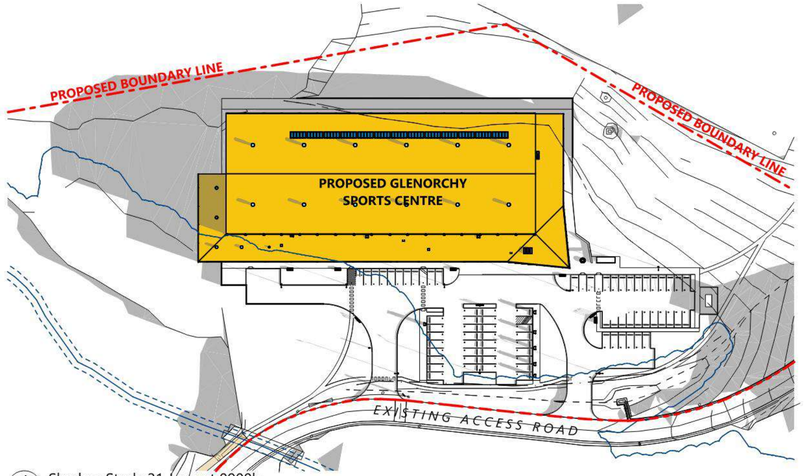
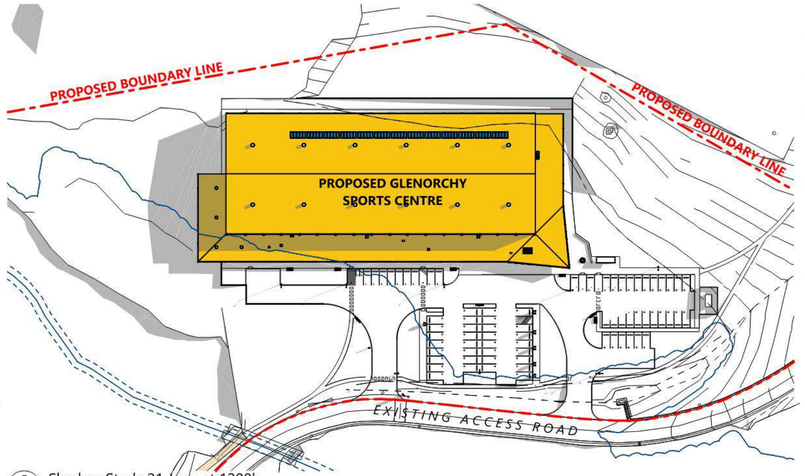


3 Shadow Study 21 March at 1500h
SCALE 1:1000
0mm 10000 20000 30000 40000 50000



4 Shadow Study 21 June at 0900h
SCALE 1:1000
0mm 10000 20000 30000 40000 50000



5 Shadow Study 21 June at 1200h
SCALE 1:1000
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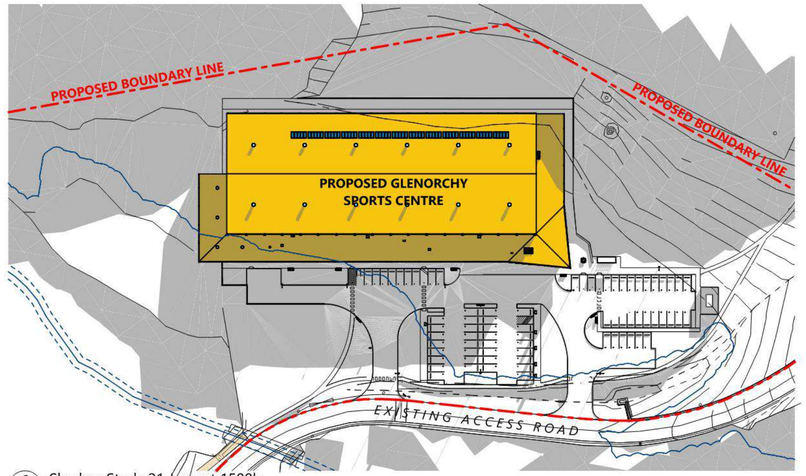

6 Shadow Study 21 June at 1500h
SCALE 1:1000
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N

GLENORCHY SPORTS CENTRE

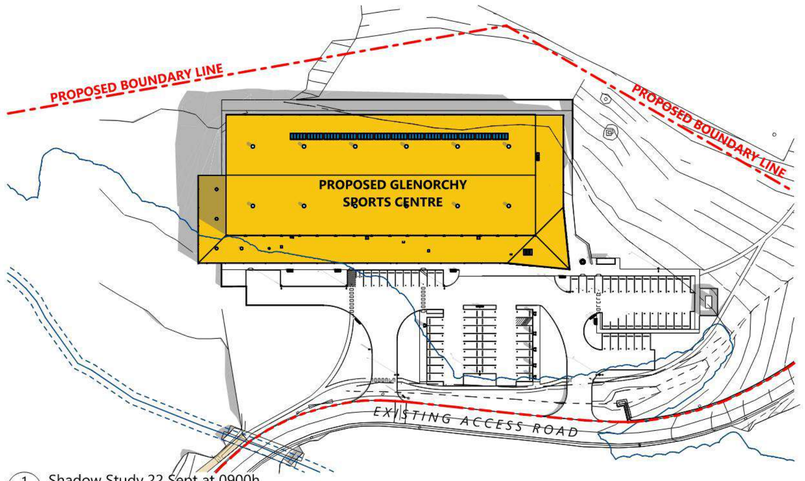
DEPARTMENT OF STATE GROWTH

ARTAS ARCHITECTS

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A40-DA01

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/03/2025	RC	IE



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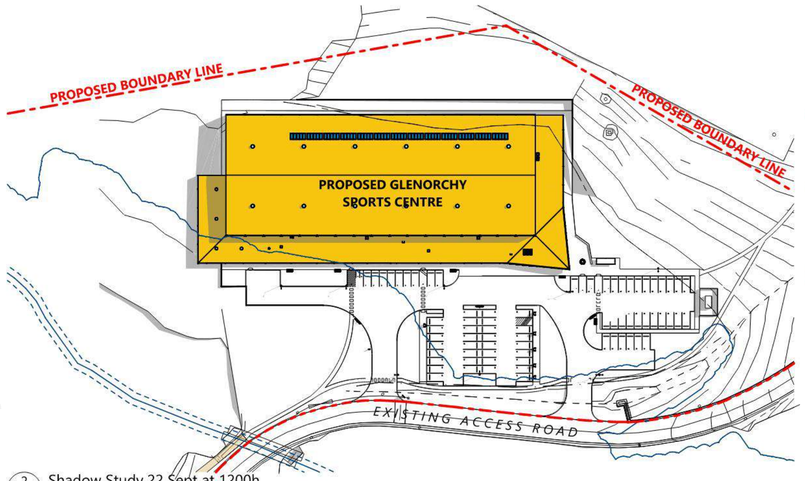

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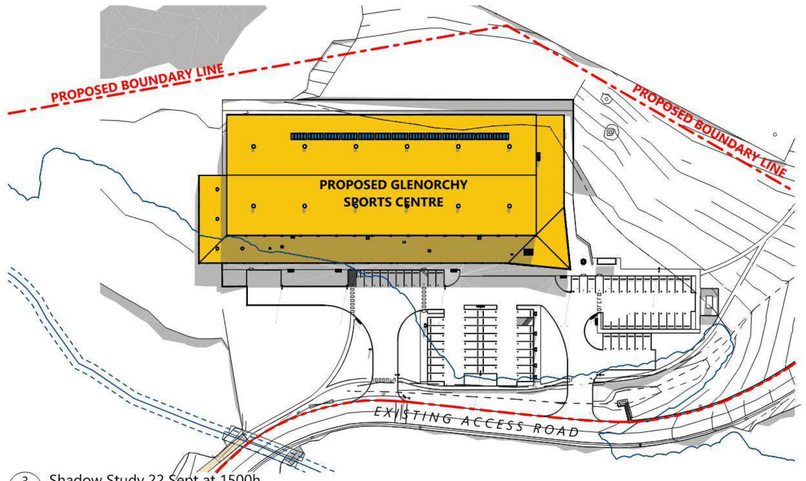

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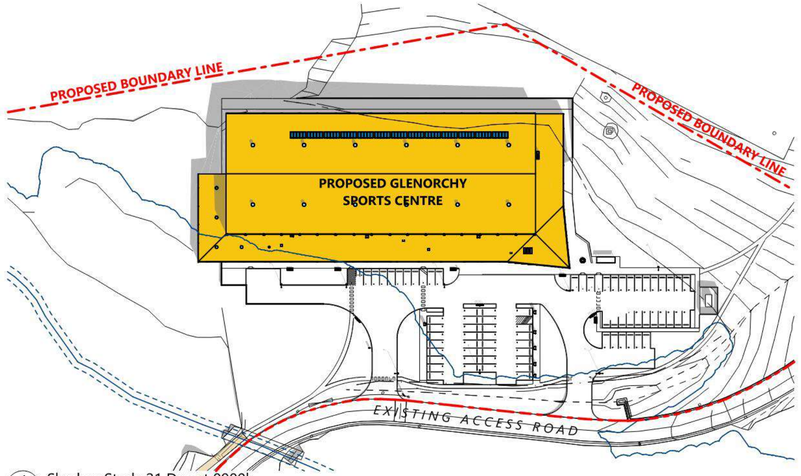

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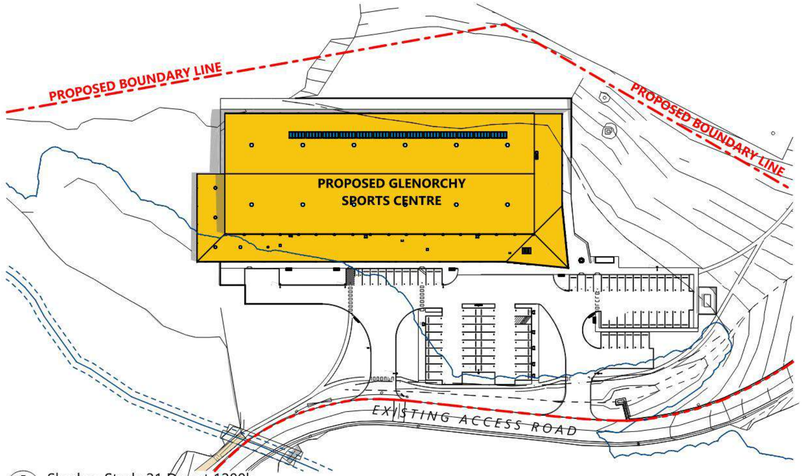

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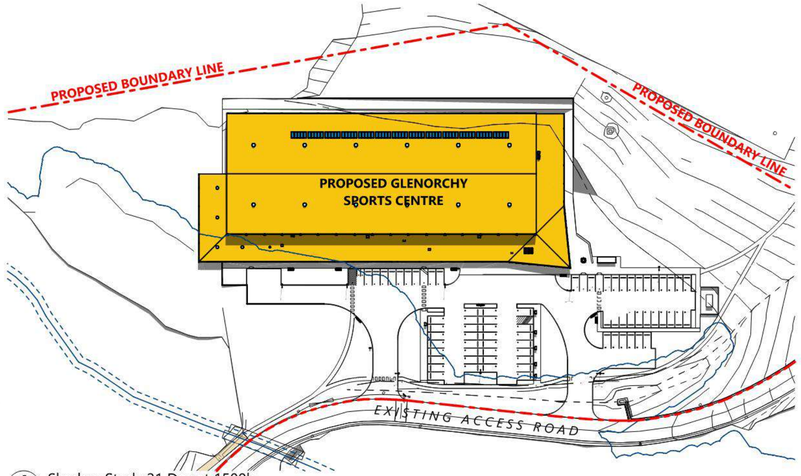


6 Shadow Study 21 Dec at 1500h
SCALE 1:1000
0mm 10000 20000 30000 40000 50000

N

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

APPROVAL
244008
SHEET SIZE: A1 (LANDSCAPE)

A41-DA01

ARTAS ARCHITECTS

LINETYPE LEGEND

eSW	EXISTING STORMWATER LINE
eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
eGAS	EXISTING TAS GAS LINE
eE	EXISTING UNDERGROUND ELECTRICITY LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
FH	PROPOSED FIRE HYDRANT
SW	PROPOSED STORMWATER LINE

HATCH LEGEND

	PROPOSED BUILDING PAD
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
eSW-GP	EXISTING STORMWATER GRATED PIT
eS-MH	EXISTING SEWER MANHOLE
KC	KERB AND CHANNEL
SEP	SIDE ENRTY PIT
BK	BARRIER KERB
LP	LIGHT POLE
RW	RETAINING WALL
BOL.	BOLLARD
IO	INSPECTION OPENING
S-MH	PROPOSED SEWER MANHOLE

N

OVERALL SITE HYDRAULIC SERVICES PLAN

SCALE 1:1000

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-078

DATE RECEIVED: 15 May 2025

Issue	Description	Date	By
DA3	ISSUED FOR DEVELOPMENT APPROVAL	14/05/2025	AK
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

GLENORCHY SPORTS CENTRE

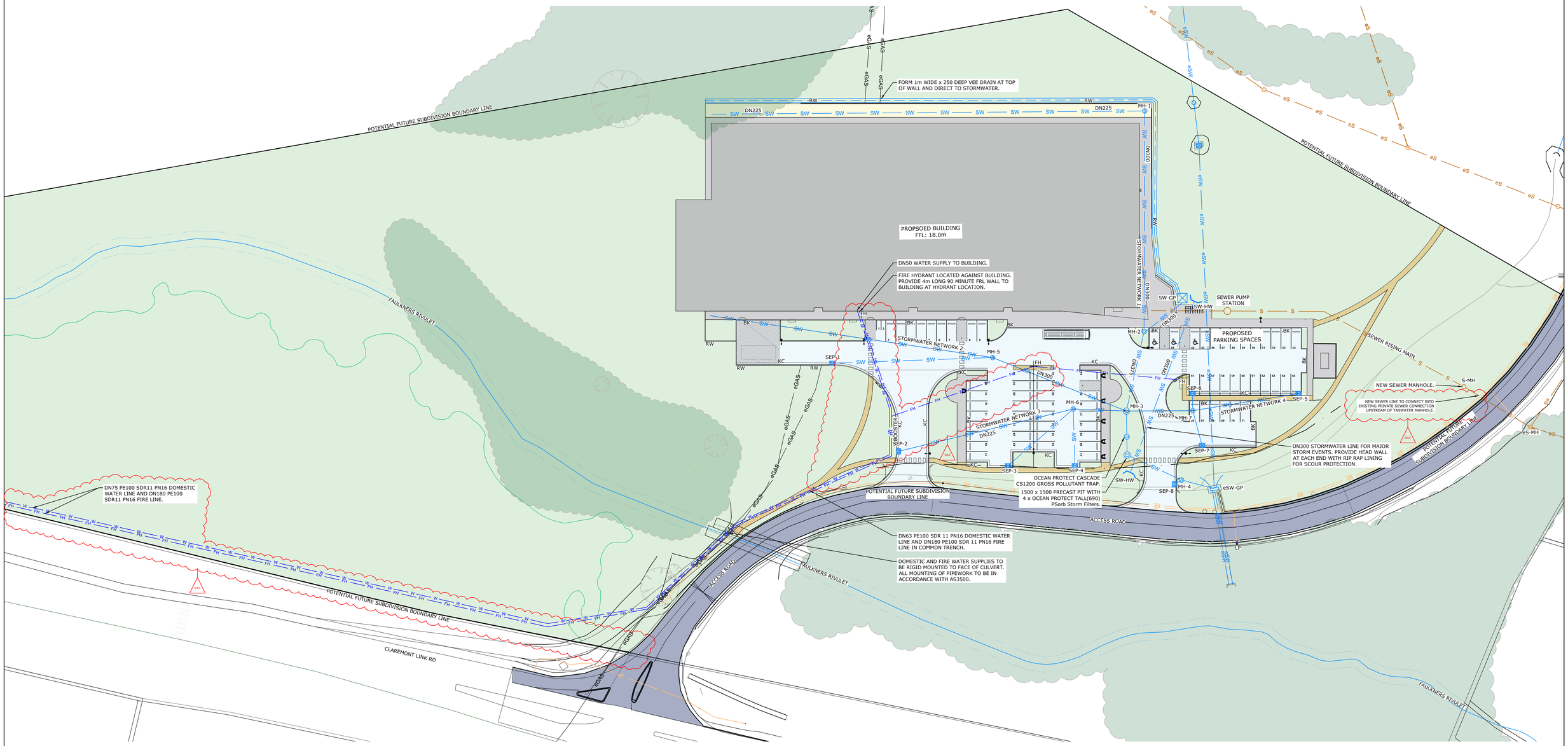
Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
OVERALL SITE HYDRAULIC SERVICES PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C30	DA3
Plot Date:	14/05/2025		
Scale:	AS SHOWN @ A1		

Paper size: A1 (841x594) Plot date: 14/05/2025 246223-18.DWG



LINETYPE LEGEND

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eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
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S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
FH	PROPOSED FIRE HYDRANT
SW	PROPOSED STORMWATER LINE

HATCH LEGEND

	PROPOSED BUILDING PAD
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
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KC	KERB AND CHANNEL
SEP	SIDE ENRTY PIT
BK	BARRIER KERB
LP	LIGHT POLE
RW	RETAINING WALL
BOL.	BOLLARD
IO	INSPECTION OPENING
S-MH	PROPOSED SEWER MANHOLE
SW-GP	PROPOSED STORMWATER GRATED PIT
SW-HW	PROPOSED STORMWATER HEADWALL

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-078

DATE RECEIVED: 15 May 2025

SITE HYDRAULIC SERVICES PLAN

SCALE 1:500

Issue	Description	Date	By
DA3	ISSUED FOR DEVELOPMENT APPROVAL	14/05/2025	AK
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
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DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

GLENORCHY SPORTS CENTRE

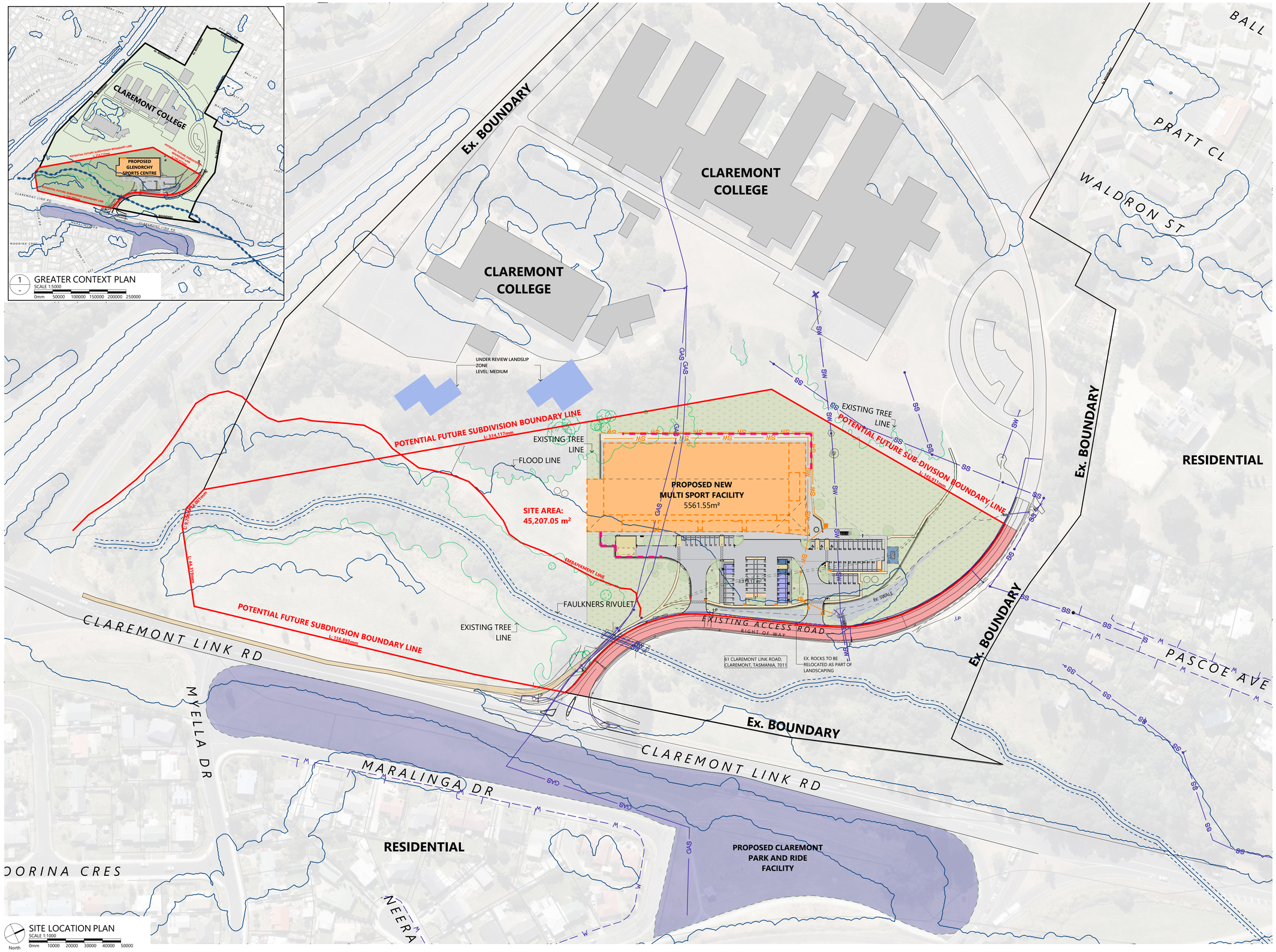
Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
SITE HYDRAULIC SERVICES PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C31	DA3
Plot Date:	14/05/2025		
Scale:	AS SHOWN @ A1		

Drawing Size: A1 (841x594) Plot date: 14/05/2025 246223-18.DWG



REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/03/2025	RC	JC
DA02	2	ISSUED FOR DEVELOPMENT APPLICATION	2/05/2025	RC	TC

SITE PLAN GENERAL NOTES

GENERAL SITE DEMOLITION WORKS

SITE & SERVICES LEGEND

(REFER TO CIVIL SERVICES DRAWINGS FOR DETAILS)

- EXISTING TITLE BOUNDARY
- NEW SUBDIVISION LINE TBC
- LP — EXISTING LIGHT POLE
- U — EXISTING UNDERGROUND ELECTRICITY LINE
- SS — EXISTING SEWER LINE
- SW — EXISTING STORMWATER LINE
- W — EXISTING WATER LINE
- eSW-MH — EXISTING STORMWATER MANHOLE
- eSW-GP — EXISTING STORMWATER GRATED PIT
- eSS-MH — EXISTING SEWER MANHOLE
- EXISTING TREE COVERAGE OUTLINE
- SS — PROPOSED SEWER LINE
- SW — PROPOSED STORMWATER LINE
- SW-SEP — PROPOSED STORMWATER SIDE ENTRY PIT
- W — PROPOSED WATER LINE
- FH — PROPOSED FIRE HYDRANT LINE
- DATA — PROPOSED NBN LINE
- E — PROPOSED ELECTRICAL LINE
- F.H. — PROPOSED FIRE HYDRANT
- F.H.B. — PROPOSED FIRE HYDRANT BOOSTER
- B.S — BENCH SEAT
- PROPOSED LIGHT POLE
- EXTENT OF NEW BITUMEN CARPARK AND DRIVEWAY
- PROPOSED LANDSCAPING - GRASS SEED
- CRUSHED GRAVEL
- EV — EV PARKING BAY
- EV — FUTURE EV PARKING BAY
- D.T.B — DESIGNATED TURNING BAY
- RIGHT OF WAY
- PROPOSED PARK & RIDE CLAREMONT
- EXTENT OF PROPOSED RETAINING WALL
- 1:1 BATTERING OF THE TERRAIN ENSURE BATTER DOES NOT EXCEED 1000mm TO NATURAL GROUND LEVEL.
- EXISTING ROCK
- PROPOSED RELOCATED ROCK
- PROPOSED TREE

NOTE: THERE IS ONLY ONE GAS LINE RUNNING THROUGH THE PROPOSED SITE, HOWEVER TWO SURVEYS SHOWED DIFFERENT PIPELINE LOCATIONS. BOTH POTENTIAL LOCATIONS HAVE BEEN DOCUMENTED ON THIS DRAWING.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-078

DATE RECEIVED: 6 May 2025

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

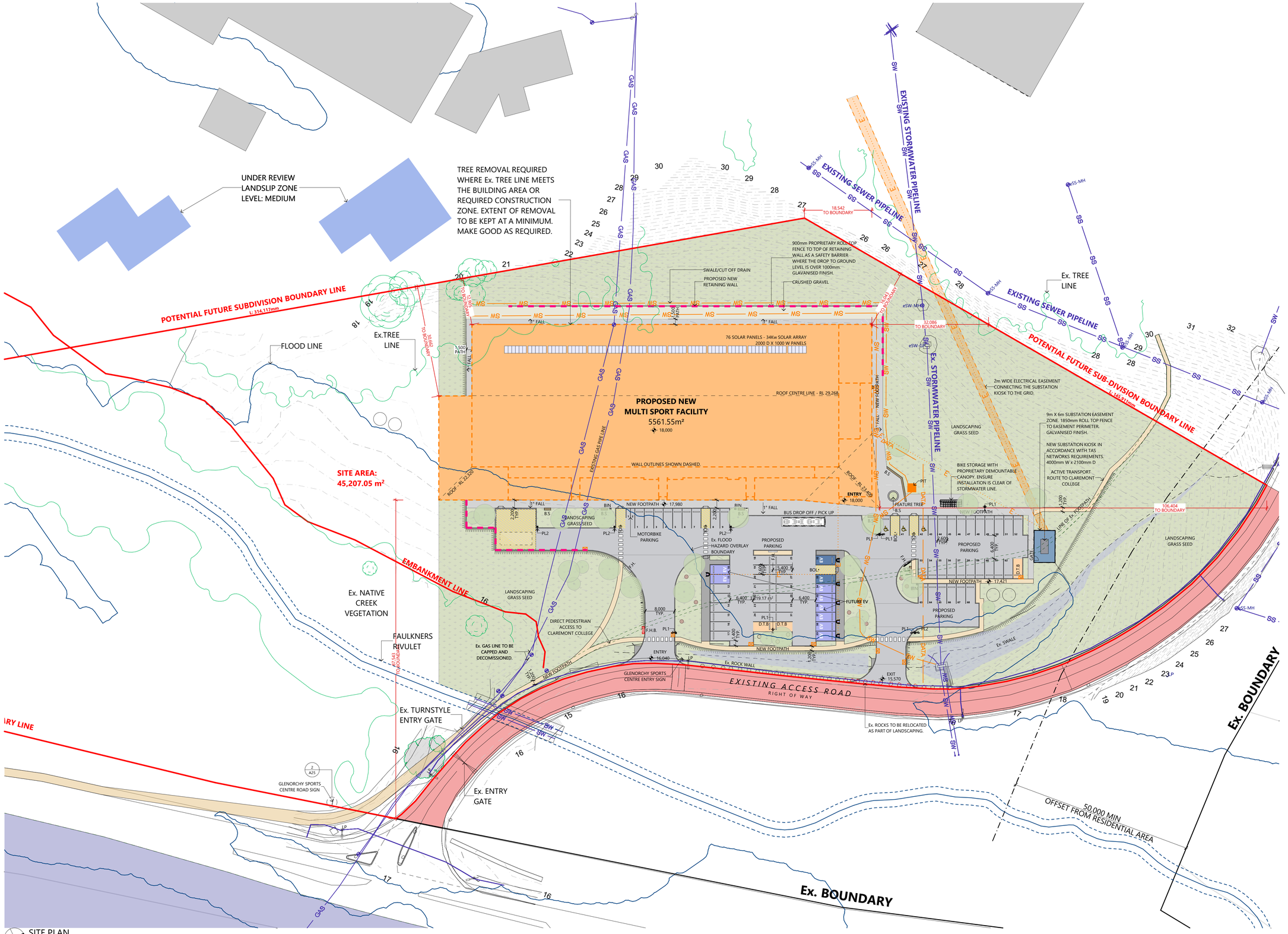
244008

SHEET SIZE: A1 (LANDSCAPE)

A00-DA02

ARTAS ARCHITECTS

REVISION					
RevID	ChID	Description	Date	Int.	App
DA01	1	ISSUED FOR DEVELOPMENT APPLICATION	27/03/2025	RC	IK
DA02	2	ISSUED FOR DEVELOPMENT APPLICATION	2/05/2025	RC	TC



SITE PLAN GENERAL NOTES

- - - - - - GENERAL SITE DEMOLITION WORKS

SITE & SERVICES LEGEND

(REFER TO CIVIL SERVICES DRAWINGS FOR DETAILS)

- EXISTING TITLE BOUNDARY
- NEW SUBDIVISION LINE TBC
- EXISTING LIGHT POLE
- EXISTING UNDERGROUND ELECTRICITY LINE
- EXISTING SEWER LINE
- EXISTING STORMWATER LINE
- EXISTING WATER LINE
- eSW-MH EXISTING STORMWATER MANHOLE
- eSW-GP EXISTING STORMWATER GRATED PIT
- eSS-MH EXISTING SEWER MANHOLE
- EXISTING TREE COVERAGE OUTLINE
- PROPOSED SEWER LINE
- PROPOSED STORMWATER LINE
- SW-SEP PROPOSED STORMWATER SIDE ENTRY PIT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT LINE
- PROPOSED NBN LINE
- PROPOSED ELECTRICAL LINE
- F.H. PROPOSED FIRE HYDRANT
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NOTE: THERE IS ONLY ONE GAS LINE RUNNING THROUGH THE PROPOSED SITE, HOWEVER TWO SURVEYS SHOWED DIFFERENT PIPELINE LOCATIONS. BOTH POTENTIAL LOCATIONS HAVE BEEN DOCUMENTED ON THIS DRAWING.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-078

DATE RECEIVED: 6 May 2025

GLENORCHY SPORTS CENTRE

DEPARTMENT OF STATE GROWTH

244008

SHEET SIZE: A1 (LANDSCAPE)

A01-DA02

ARTAS ARCHITECTS

GENERAL

1. TENDERER SHALL MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND AUSTROADS STANDARDS FOR ALL CIVIL WORKS. TENDERERS SHALL MAKE ALL NECESSARY ALLOWANCES FOR WORKS TO BE CARRIED OUT IN ACCORDANCE WITH STANDARDS WITHIN THE TENDER PRICE.

2. THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS ON SITE FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS. THE SUPERINTENDENT SHALL BE NOTIFIED OF ANY SERVICES THAT ARE NOT SHOWN IN THE DOCUMENTATION. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTORS EXPENSE.

3. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR COUNCIL APPROVAL AND TENDERING PURPOSES ONLY THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET WILL BE ISSUED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING; THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES, FOR ALL COMMON TRENCHING:
HORIZONTAL:
- 300mm ALONG A LENGTH GREATER THAN 2m
- 500mm MINIMUM FROM ANY MAIN GREATER THAN Ø200mm
- 150mm MINIMUM ALONG LENGTH LESS THAN 2m

VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN Ø200mm

ELECTRICAL CABLES SHALL BE MINIMUM DISTANCE OF 400mm OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. LOCAL ENERGY SUPPLIER TRENCHING; THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING FOR ALL INSTALLATION OF LOCAL ENERGY SUPPLIER CABLES. WHERE REQUIRED CONTRACTOR IS TO LIAISE WITH ENERGY SUPPLIER FOR THE EXTENT OF CABLE TRENCHING.

6. TELECOMMUNICATION TRENCHING; THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING FOR ALL INSTALLATION OF LOCAL TELECOMMUNICATION SUPPLIER CABLES. WHERE REQUIRED CONTRACTOR IS TO LIAISE WITH LOCAL TELECOMMUNICATION SUPPLIER FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES ARE TO BE LOCATED PRIOR TO COMMENCING DEMOLITION OR SITE WORKS. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE AND LOCATION FOR ALL UNDERGROUND SERVICES INCLUDING LOCAL TELECOMMUNICATION, ENERGY, WATER AUTHORITY AND COUNCIL SERVICES (i.e. STORMWATER) IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORK ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.

8. COUNCIL AND AUTHORITIES APPROVALS; ALL WORKS ARE TO BE IN ACCORDANCE WITH APPROVAL FROM WATER AUTHORITY (CERTIFICATE OF CONSENT) AND LOCAL COUNCIL (DEVELOPMENT APPLICATION).

9. THE CONTRACTOR IS TO ALLOW FOR TEMPORARY WORKS SUCH AS DIVERSION MAINS OF EQUAL CAPACITY TO EXISTING AND PUMPED SYSTEMS AS REQUIRED TO ALLOW NEW WORKS OR MODIFICATION TO EXISTING BE CARRIED OUT WITH MINIMAL INTERRUPTION TO SITE WATER RETICULATION AND DRAINAGE SERVICES.

10. WHERE EXISTING SERVICES ARE LOCATED WITHIN 600mm OF NEW BUILDING WORKS THEY SHALL BE DIVERTED AND RELAID TO ENGINEERS SITE DIRECTION.

11. DISRUPTION TO EXISTING SERVICES; THE CONTRACTOR SHALL ORGANISE SEQUENCE OF WORKS TO ENSURE MINIMUM DISRUPTION TO EXISTING ACTIVE SERVICES. ANY INTERRUPTIONS ARE TO BE APPROVED BY THE PRINCIPAL.

PAVEMENT SPECIFICATION

THE PAVEMENT WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
SECTION 204 - EARTHWORKS - AUG 2016
SECTION 304 - UNBOUND FLEXIBLE PAVEMENT CONSTRUCTION - AUG 2016
SECTION 304 - PREPARATION OF GRANULAR PAVEMENTS FOR BITUMINOUS SURFACING - AUG 2016
SECTION 407 - DENSE GRADED ASPHALT - FEB 2022
SECTION 408 - SPRAYED BITUMINOUS SURFACINGS - DEC 2020
ALL THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS REFERENCED IN THESE SECTIONS.

CONCRETE FINISHES

CONCRETE SHALL BE FINISHED IN ACCORDANCE WITH THE FOLLOWING UNLESS OTHERWISE NOTED:
GENERAL CONCRETE
- FORMED SURFACES THAT WILL BE VISIBLE ONCE THE WORKS ARE COMPLETE - CLASS 3 TO AS3610.1-2018 TABLE 3.2.3.
- FORMED SURFACES THAT WILL BE BURIED AND WILL NOT BE VISIBLE ONCE THE WORKS ARE COMPLETE - CLASS 4 TO AS3610.1-2018 TABLE 3.2.3.
- UNFORMED SURFACES THAT WILL BE VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE.
- UNFORMED SURFACES THAT WILL BE BURIED AND WILL NOT VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE.
- UNFORMED SURFACES THAT WILL BE TRAFFICABLE AND VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE THEN BROOMED TO FORM A NON-SLIP FINISH.
- UNFORMED SURFACES FOR KERBS AND VEE DRAINS - STEEL TROWEL TO LGAT STANDARDS.

EARTHWORKS

1. GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THESE DRAWINGS AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN. A COPY OF AS3798 SHALL BE RETAINED ON SITE AT ALL TIMES.

2. THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 3 TESTING OF ALL EARTHWORKS TO AS3798, INCLUDING:
- SUBGRADE
- FILLS
- PAVEMENTS
- BACKFILLING OF SERVICE TRENCHES

CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PROGRESSIVELY AND PRIOR TO PRACTICAL COMPLETION.

3. AREAS OF FILL; REMOVE TOPSOIL AND ORGANIC MATERIAL, PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND AND COMPACT WITH 2% OF OPTIMUM MOISTURE

CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE.

ROADWORKS/PAVEMENT/FOOTPATHS/TURF

1. ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND AUSTROADS STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES PRIOR APPROVAL OF SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH SUPERINTENDENT. MINIMUM 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO INSPECTION.
- SUBGRADE PREPARATION.
- SUB-BASE FOR ROADS, CARPARKS AND KERBS.
- BASE COURSE.
- FINAL TRIM PRIOR TO PLACING KERBS.
- FINAL TRIM PRIOR TO SEALING.

3. TESTING; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.I.E.R. SPEC G4 COMPACTION ASSESSMENT.

4. HOTMIX; ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.I.E.R. R55-DENSE GRADED ASPHALT.

5. KERBS; ALL KERBS ARE TO BE AS SHOWN ON DRAWINGS AND BE IN ACCORDANCE WITH LGAT STANDARDS.

6. ROAD RESERVE WORKS; ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTORS REGISTERED WITH THE LOCAL COUNCIL (REGISTERED CONTRACTOR)

STORMWATER

1. ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.I.E.R. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES PRIOR APPROVAL OF SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORMWATER PLUMBING AND DRAINAGE IS TO COMPLY WITH AS3500.3-2003.

2. TESTING; ALL DRAINAGE WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.

3. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS.

4. SIDE ENTRY PITS;
- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED.
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV. BAR
- INSTALL STEP RUNG IF REQUIRED BY DEPTH.

5. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS WHEN PRICING.

6. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

WATER RETICULATION

1. ALL WATER RETICULATION WORKS TO COMPLY WITH WSA 02-2011-3.1 MRWA EDITION VERSION 2 AND WATER SERVICES ASSOCIATION OF AUSTRALIA STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR (NRM) APPROVAL OF THE SUPERINTENDENT AND LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING; ALL WATER RETICULATION WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.

3. FIRE HYDRANTS ARE TO BE AS SHOWN ON DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. TRENCHES AND BACKFILLING; ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH DRAWINGS AND LOCAL WATER AUTHORITY STANDARDS.

5. THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WIT THE LOCAL WATER AUTHORITY STANDARDS.

6. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

7. PIPE CLEANING; THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY LOCAL AUTHORITY.

8. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL WATER AUTHORITY. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS IN THEIR PRICING.

9. WATER CONNECTIONS; UNLESS OTHERWISE STATED WATER CONNECTIONS ARE TO BE 20mm AND INSTALLED AS PER THE LOCAL WATER AUTHORITY REQUIREMENTS AND AS3500.1-2003 STANDARDS.

SOIL AND WATER MANAGEMENT

1. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES, CONTRACTORS TO ALLOW TO:
-LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATION WHEREVER POSSIBLE.
-DIVERT UPSLOPE WATER WHERE PRACTICAL.
-INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORMWATER SYSTEM.
-WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN INTO STORM WATER SYSTEM.
-PLACE ON-SITE STOCK PILES AWAY FROM ON-SITE DRAINAGE AND UP SLOPE FROM SEDIMENT FENCES.
-LEAVE & MAINTAIN VEGETATED FOOT PATH.
-STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY AND WASHED INTO STORMWATER SYSTEM.
-RESTRICT VEHICLE MOVEMENT TO STABALISED ACCESS.

3.CONTRACTORS ARE TO COMPLETE ALL WORK IS IN ACCORDANCE WITH NRM SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITE USING THE FOLLOWING FACT SHEETS:
-FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES.
-FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES.
-FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS.
-FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION.
-FACT SHEET 5: MINIMISE SOIL DISTURBANCE.
-FACT SHEET 6: PRESERVE VEGETATION.
-FACT SHEET 7: DIVERT UP-SLOPE WATER,
-FACT SHEET 8: EROSION CONTROL MATS & BLANKETS.
-FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCK PILES.
-FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION.
-FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS.
-FACT SHEET 12: STABILISED SITE ACCESS.
-FACT SHEET 13: WHEEL WASH.
-FACT SHEET 14: SEDIMENT FENCES AND FIBRE ROLLS.
-FACT SHEET 15: PROTECTION OF STORM WATER PITS.
-FACT SHEET 16: MANAGE CONCRETE BRICK & TILE CUTTING.
-FACT SHEET 17: SEDIMENT BASINS
-FACT SHEET 18: DUST CONTROL.
-FACT SHEET 19: SITE RE-VEGETATION.

CONSTRUCTION SPECIFIC WORKS - PLUMBING

1. DUE TO THE AGE REQUIREMENTS OF BUILDING AND REQUIREMENTS OF NEW BUILDING WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODES OF AUSTRALIA, LOCAL AUTHORITY (COUNCIL AND WATER / SEWER) AND STATE FIRE SERVICE REQUIREMENTS. CONTRACTORS TO COMPLETE ALL NECESSARY CHECKS AND ASSESSMENTS LISTED BELOW TO ENSURE THE BUILDING WORKS ARE READY FOR CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF COMPLETION.

2. ON SITE TESTING IS TO BE CARRIED OUT DURING ESTABLISHMENT AND PRIOR TO COMMENCEMENT OF NEW WORKS. PROVIDE LATENT CONDITIONS REPORT TO ENGINEER FOR PRICING. THIS REPORT IS TO IDENTIFY INFRASTRUCTURE UPGRADED WORKS AT FRONT END OF THE PROJECT.

3. NO VARIATION WILL BE PAID FOR LATENT PLUMBING CONDITIONS THAT HAVE NOT BEEN IDENTIFIED DURING ON SITE TESTING AND LATENT CONDITIONS REPORT.

4. THESE WORKS ARE TO BE INCLUDED IN CONTRACTORS TENDER AS AGREED WITH SUPERINTENDENT.

5. LOCATE EXISTING SERVICES WITH CABLE LOCATORS, POT HOLING, SUCTION TRUCK, DIGGING AND UNDERGROUND CCTV CAMERA INSPECTION.

6. COMPLIANCE WORKS; CONTRACTORS ARE TO COMPLETE THE FOLLOWING WORKS:
- FLOW TEST ALL INTERNAL AND EXTERNAL FIRE HYDRANTS FOR COMPLIANCE WITH AS2419.1-2005. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
- FLOW TEST ALL FIRE HOSE REEL FOR COMPLIANCE WITH AS1851.9-2005. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
- UPGRADE FIRE HOSE REEL AND HYDRANTS TO ACHIEVE COMPLIANCE WITH THESE DRAWINGS, OCCUPANCY AND COMPLETION.
- PRESSURE TEST AND DIE TEST EXISTING SEWER SYSTEM PRIOR TO COMMENCING WORKS AND CHECK FOR LEAKS OR DEFECTS. MAKE GOOD DEFECTIVE AREAS AND PROVIDE CERTIFIED RESULTS TO ENGINEER FOR APPROVAL AS PART OF LATENT CONDITIONS REPORT PREPARED AT FRONT END OF PROJECT. RE-TEST AFTER COMPLETION OF WORKS AND PROVIDE RESULTS PRIOR TO HAND OVER.

GRAVITY SEWER

1. ALL GRAVITY SEWER WORKS TO COMPLY WITH WSA 02-2014-3.1 MRWA EDITION VERSION 2 AND WATER SERVICES ASSOCIATION OF AUSTRALIA STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR (NRM) APPROVAL OF THE SUPERINTENDENT AND LOCAL SEWER AUTHORITY WORKS SUPERVISOR.
2. TESTING; ALL GRAVITY SEWER WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.
3. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO LOCAL SEWER AUTHORITY
STANDARDS. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH HEAVY DUTY GAS TIGHT GATIC COVERS AND SURROUNDS.
4. TRENCHES AND BACKFILLING; ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH DRAWINGS AND LOCAL SEWER AUTHORITY STANDARDS.
5. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

6. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL WATER AUTHORITY. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS IN THEIR PRICING.
7. SEWER CONNECTIONS; UNLESS OTHERWISE STATED SEWER CONNECTIONS ARE TO BE 100mm AND INSTALLED AS PER THE LOCAL SEWER AUTHORITY REQUIREMENTS AND AS3500.2 STANDARDS.
8. UNLESS NOTED OTHERWISE JOINTS ARE TO BE SOLVENT CEMENTED IN ACCORDANCE WITH
AS3500.2 AND LOCAL SEWER AUTHORITY STANDARDS.

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

GLENORCHY SPORTS CENTRE

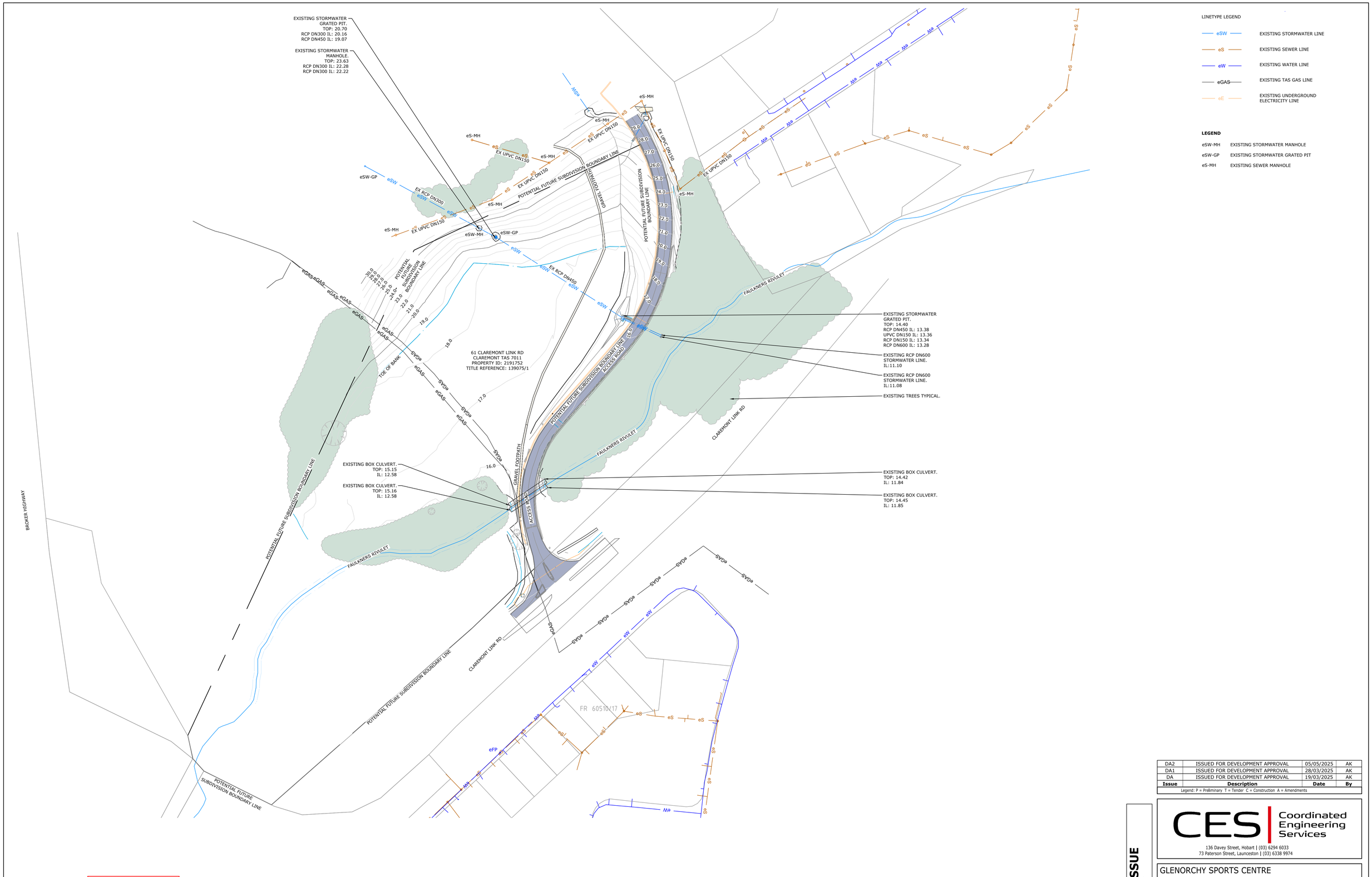
Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
CIVIL NOTES

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C00	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-078
DATE RECEIVED: 6 May 2025



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-078
DATE RECEIVED: 6 May 2025

N

EXISTING SURVEY PLAN

SCALE 1:1000

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
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GLENORCHY SPORTS CENTRE

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ARTAS ARCHITECTS

CIVIL SERVICES
EXISTING SURVEY PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C10	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

Page size: A1 (841x594) Plot date: 05/05/2025 246223-17.DWG

LINETYPE LEGEND

eSW	EXISTING STORMWATER LINE
eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
eGAS	EXISTING TAS GAS LINE
eE	EXISTING UNDERGROUND ELECTRICITY LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
FH	PROPOSED FIRE HYDRANT
SW	PROPOSED STORMWATER LINE

HATCH LEGEND

	PROPOSED BUILDING PAD
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
eSW-GP	EXISTING STORMWATER GRATED PIT
eS-MH	EXISTING SEWER MANHOLE
KC	KERB AND CHANNEL
SEP	SIDE ENRTY PIT
BK	BARRIER KERB
LP	LIGHT POLE
RW	RETAINING WALL
BOL.	BOLLARD
IO	INSPECTION OPENING
S-MH	PROPOSED SEWER MANHOLE

GLENORCHY CITY COUNCIL PLANNING SERVICES

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OVERALL PROPOSED SITE PLAN

SCALE 1:1000

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GLENORCHY SPORTS CENTRE

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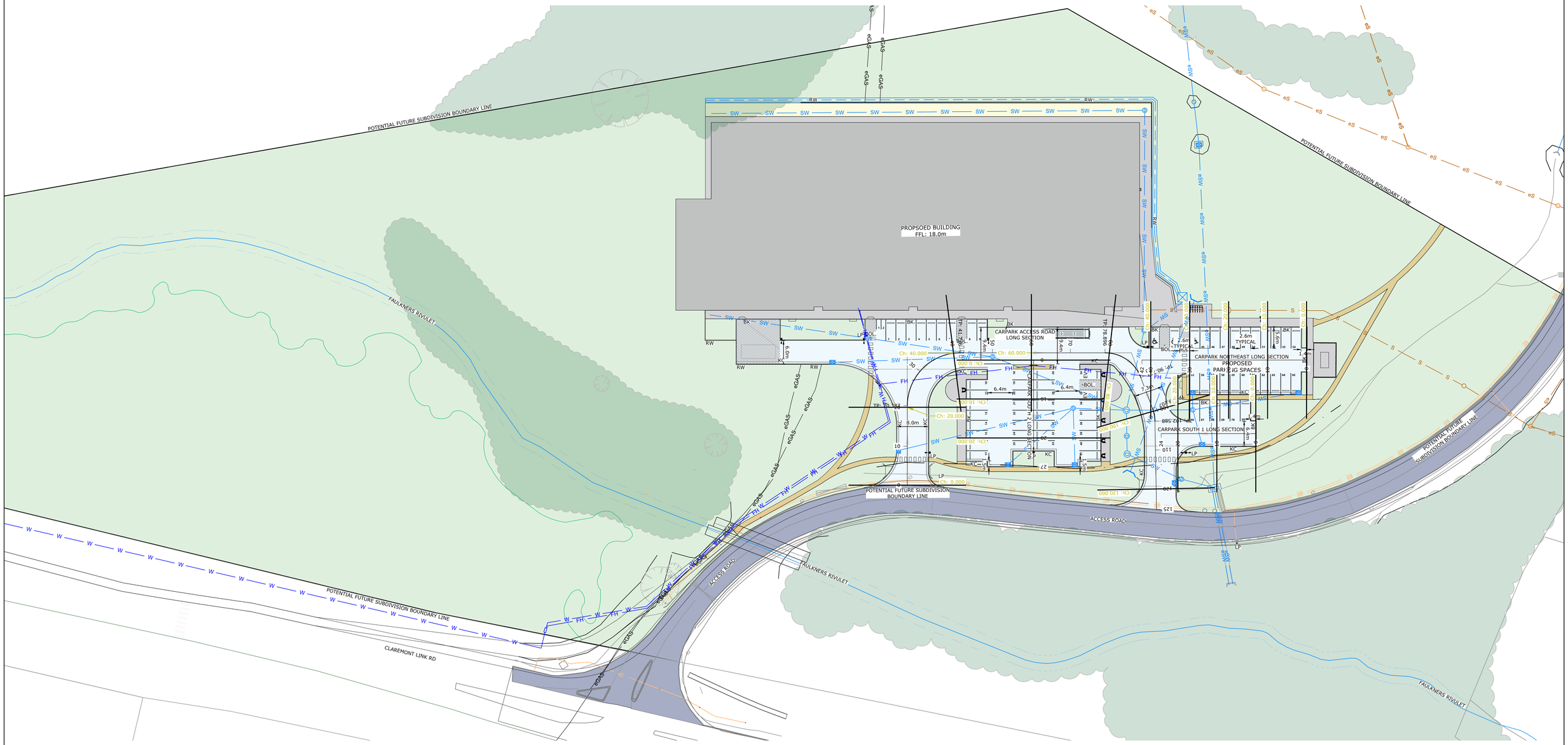
ARTAS ARCHITECTS

CIVIL SERVICES
OVERALL PROPOSED SITE PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C20	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		



LINETYPE LEGEND

eSW	EXISTING STORMWATER LINE
eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
eGAS	EXISTING TAS GAS LINE
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HATCH LEGEND

	PROPOSED BUILDING PAD
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
eSW-GP	EXISTING STORMWATER GRATED PIT
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KC	KERB AND CHANNEL
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BK	BARRIER KERB
LP	LIGHT POLE
RW	RETAINING WALL
BOL.	BOLLARD
IO	INSPECTION OPENING
S-MH	PROPOSED SEWER MANHOLE
SW-GP	PROPOSED STORMWATER GRATED PIT
SW-HW	PROPOSED STORMWATER HEADWALL

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-078

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CIVIL PAVEMENT PLAN

SCALE 1:500

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
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DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

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GLENORCHY SPORTS CENTRE

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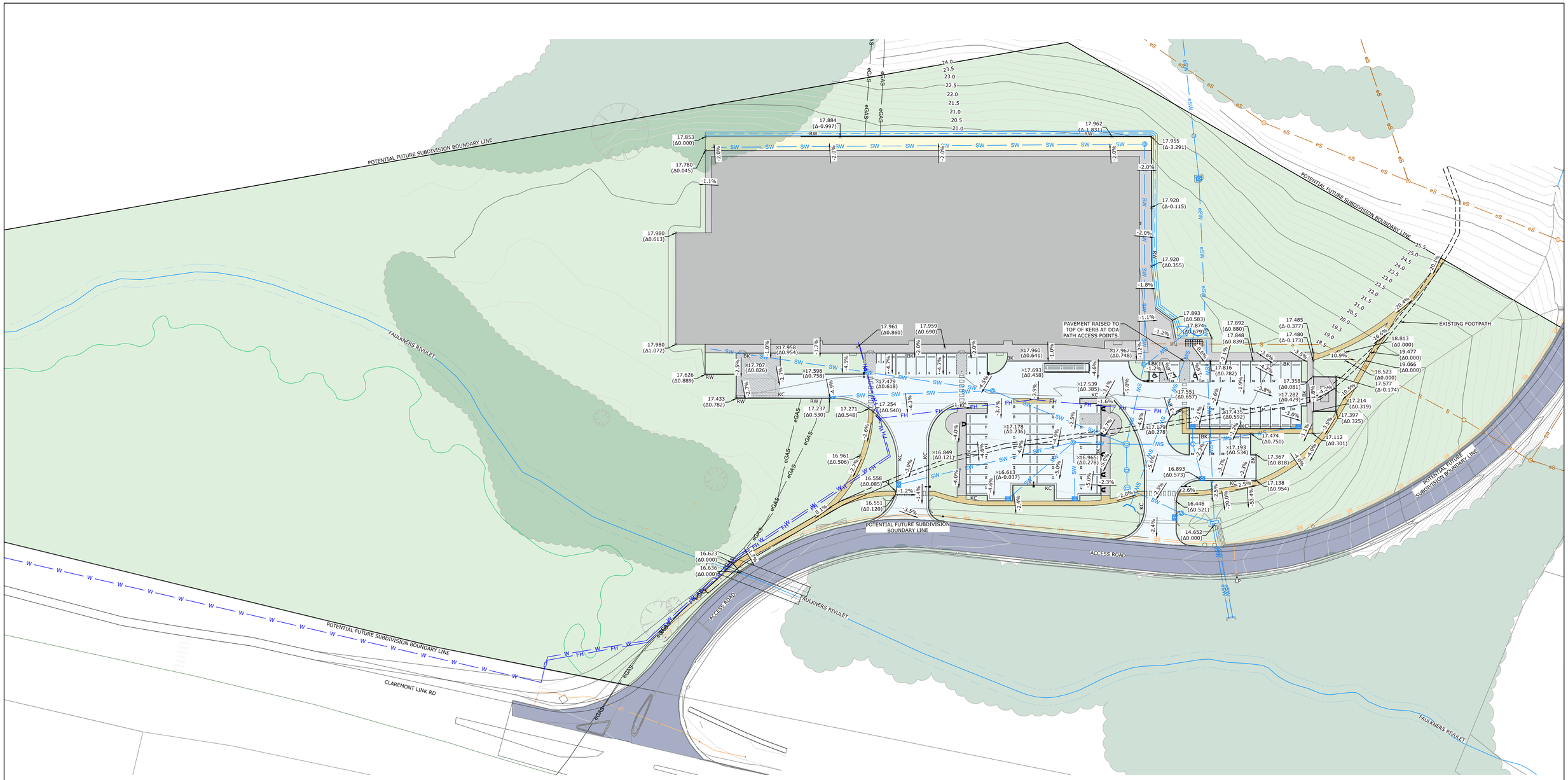
ARTAS ARCHITECTS

CIVIL SERVICES
CIVIL PAVEMENT PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C21	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

Paper Size: ISO full bleed A1 (841x594) Plot date: 05/05/2025 246223-17.DWG



LINETYPE LEGEND

eSW	EXISTING STORMWATER LINE
eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
eGAS	EXISTING TAS GAS LINE
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HATCH LEGEND

	PROPOSED BUILDING PAD
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	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
eSW-GP	EXISTING STORMWATER GRATED PIT
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S-MH	PROPOSED SEWER MANHOLE
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SW-HW	PROPOSED STORMWATER HEADWALL

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-078

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CIVIL WORKS PLAN

SCALE 1:500

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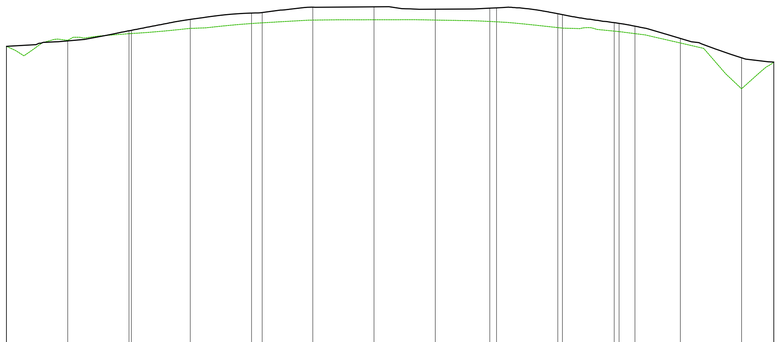
ARTAS ARCHITECTS

CIVIL SERVICES
CIVIL WORKS PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C22	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

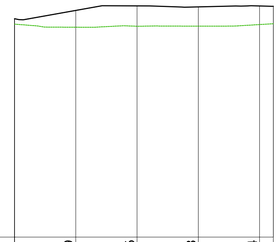
Drawing size A1 (841x594) Plot date: 05/05/2025 246223-17.DWG



VERT EXAG 1:5
Datum 5.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
10.000	16.468	16.489	-0.021
20.000	16.799	16.704	0.095
20.387	16.812	16.709	0.103
30.000	17.171	16.876	0.295
40.000	17.377	17.035	0.342
41.736	17.393	17.058	0.335
50.000	17.570	17.147	0.422
60.000	17.580	17.158	0.422
70.000	17.503	17.148	0.355
78.896	17.537	17.103	0.435
80.000	17.546	17.091	0.455
90.000	17.356	16.902	0.453
90.754	17.326	16.886	0.440
99.207	17.065	16.787	0.278
100.000	17.039	16.771	0.268
102.588	16.949	16.706	0.243
110.000	16.548	16.400	0.148
120.000	15.918	14.906	1.011
125.256	15.776	15.770	0.006
125.256		15.770	

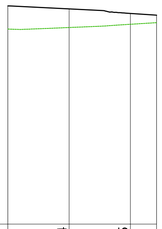
CARPARK-ACCESS ROAD LONG SECTION



VERT EXAG 1:5
Datum 10.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
10.000	17.399	16.850	0.549
20.000	17.546	16.881	0.665
30.000	17.513	16.885	0.628
40.000	17.544	16.937	0.607

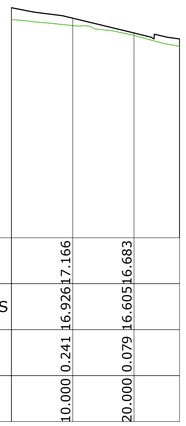
CARPARK NORTHEAST LONG SECTION



VERT EXAG 1:5
Datum 10.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
10.000	17.024	16.416	0.608
20.000	16.875	16.522	0.353

CARPARK SOUTHEAST LONG SECTION



VERT EXAG 1:5
Datum 10.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
10.000	17.166	16.926	0.241
20.000	16.683	16.605	0.079

CARPARK SOUTH LONG SECTION

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PLANNING SERVICES
APPLICATION No. : PLN-25-078
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CARPARK LONG SECTIONS

SCALE 1:500

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for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
CARPARK LONG SCETIONS

Drawn: AK	Project / Sheet:	Issue:
Authorised: WC		
Plot Date: 05/05/2025	246223-C22	DA2
Scale: AS SHOWN @ A1		

Plot size A1 (841x594) Plot date: 05/05/2025 246223-17.DWG

Datum: 15.000

PROPOSED LEVELS	18.000	17.980	17.956	17.783	17.644	17.615	17.622	17.580	17.422	17.358	17.249	17.010
EXISTING LEVELS	17.413	17.347	17.308	17.271	17.214	17.195	17.178	17.158	17.082	17.046	16.962	16.872
LEVEL DIFFERENCE	0.587	0.633	0.647	0.512	0.431	0.420	0.445	0.422	0.339	0.312	0.287	0.138
OFFSETS	-15.000	-10.907	-8.580	-6.326	-3.076	-2.041	-1.075	0.000	4.028	5.705	10.036	15.000

Chainage 60.000

Datum: 15.000

PROPOSED LEVELS	18.000	18.000	17.980	17.947	17.786	17.377	17.343	17.286	17.247	17.194	17.317	16.995
EXISTING LEVELS	17.360	17.302	17.286	17.266	17.249	17.035	17.021	16.995	16.967	16.951	16.924	16.804
LEVEL DIFFERENCE	0.640	0.698	0.694	0.682	0.537	0.342	0.322	0.291	0.279	0.243	0.392	0.191
OFFSETS	-15.000	-12.017	-11.108	-9.832	-8.739	0.000	0.748	2.026	3.409	4.240	6.568	13.771

Chainage 40.000

Datum: 10.000

PROPOSED LEVELS	14.395	14.413	14.507	14.756	14.886	15.313	15.972	15.918	15.887	15.886	15.805	15.996	16.045	16.075	16.112	16.129	16.155	16.154	16.140	16.075
EXISTING LEVELS	14.395	14.413	14.507	14.756	14.886	14.889	14.895	14.906	14.946	14.962	14.975	14.993	15.013	15.035	15.072	15.103	15.126	15.148	15.173	15.288
LEVEL DIFFERENCE	0.000	0.000	0.000	0.000	0.000	0.425	1.077	1.011	0.941	0.924	0.830	1.003	1.032	1.040	1.041	1.025	1.029	1.006	0.968	0.787
OFFSETS	-15.000	-13.783	-13.025	-9.870	-9.040	-7.590	-4.608	0.000	2.304	3.183	3.938	5.047	6.101	6.805	7.998	9.023	9.747	10.484	11.272	15.000

Chainage 120.000

Datum: 15.000

PROPOSED LEVELS	17.168	17.226	17.449	17.356	17.392	17.503	17.546	17.579	17.652	17.684	17.859	17.877	17.398	17.386
EXISTING LEVELS	16.591	16.690	16.739	16.766	16.807	16.863	16.881	16.901	16.970	17.023	17.026	17.027	17.032	17.085
LEVEL DIFFERENCE	0.577	0.536	0.710	0.591	0.585	0.640	0.665	0.678	0.682	0.660	0.833	0.850	0.366	0.280
OFFSETS	-15.000	-12.226	-9.718	-8.349	-6.553	-2.192	0.000	1.638	5.467	8.401	9.802	10.750	13.605	15.000

Chainage 20.000

Datum: 15.000

PROPOSED LEVELS	16.516	16.524	16.749	17.049	17.017	16.957	16.780	16.790	16.799	16.810	16.827	16.839	16.953	17.032	17.036	17.038
EXISTING LEVELS	16.516	16.524	16.528	16.533	16.541	16.558	16.642	16.681	16.704	16.731	16.778	16.795	16.802	16.818	16.820	16.834
LEVEL DIFFERENCE	0.000	0.000	0.221	0.516	0.476	0.399	0.139	0.109	0.095	0.079	0.049	0.045	0.151	0.214	0.217	0.204
OFFSETS	-15.000	-13.141	-12.241	-11.009	-9.687	-6.853	-2.941	-1.120	0.000	1.382	3.705	4.911	6.088	12.770	13.978	13.978

Chainage 20.000

Datum: 15.000

PROPOSED LEVELS	17.432	17.424	17.247	17.381	17.374	17.363	17.181	17.039	16.941	17.060	17.088	17.106	17.133	17.104	17.062	16.915
EXISTING LEVELS	16.771	16.769	16.761	16.759	16.757	16.756	16.763	16.771	16.771	16.771	16.771	16.771	16.722	16.712	16.691	16.678
LEVEL DIFFERENCE	0.661	0.655	0.486	0.622	0.617	0.608	0.418	0.268	0.170	0.289	0.317	0.334	0.410	0.392	0.371	0.237
OFFSETS	-15.000	-13.919	-10.220	-9.151	-8.369	-7.271	-3.820	0.000	2.800	4.457	5.800	6.701	11.507	12.306	13.819	14.821

Chainage 100.000

Datum: 15.000

PROPOSED LEVELS	16.597	16.608	16.687	16.721	17.350	17.358	17.260	17.275	17.387	17.399	17.411	17.518	17.582	17.763	17.776	17.682	17.338
EXISTING LEVELS	16.597	16.609	16.687	16.721	16.733	16.741	16.752	16.785	16.851	16.850	16.849	16.944	16.992	17.033	17.034	17.052	17.275
LEVEL DIFFERENCE	0.000	0.000	0.000	0.000	0.617	0.617	0.508	0.490	0.536	0.549	0.562	0.574	0.590	0.730	0.742	-0.629	0.064
OFFSETS	-15.000	-14.789	-12.336	-11.279	-10.149	-9.345	-8.349	-6.566	-0.983	0.000	1.014	6.607	8.401	10.029	10.750	11.632	15.000

Chainage 10.000

Datum: 15.000

PROPOSED LEVELS	16.949	17.005	17.058	17.112	17.155	17.199	17.235	17.269	17.544	17.651	17.680	17.779	17.927	17.946	17.950
EXISTING LEVELS	16.733	16.767	16.793	16.822	16.854	16.898	16.870	16.870	16.937	16.981	16.998	17.098	17.145	17.205	17.226
LEVEL DIFFERENCE	0.216	0.238	0.265	0.290	0.302	0.301	0.365	0.399	0.607	0.670	0.682	0.681	0.782	0.742	-0.723
OFFSETS	-15.000	-13.564	-12.210	-10.659	-9.473	-8.063	-7.031	-6.072	0.000	2.361	3.234	8.401	10.807	13.873	-15.000

Chainage 40.000

Datum: 15.000

PROPOSED LEVELS	16.467	16.442	16.436	16.354	16.400	16.361	16.290	16.205	16.183	16.159	16.255	16.161	16.126	16.134	16.137	16.134
EXISTING LEVELS	16.431	16.420	16.404	16.365	16.361	16.353	16.290	16.185	16.176	16.162	16.144	16.091	16.030	16.009	15.961	15.926
LEVEL DIFFERENCE	0.037	0.023	0.031	-0.011	0.039	0.008	0.000	0.020	0.007	-0.003	0.111	0.071	0.096	0.126	0.176	0.208
OFFSETS	-15.000	-11.890	-11.058	-8.282	-7.485	-5.818	0.000	4.854	5.859	6.618	7.410	8.659	12.284	13.062	13.867	15.000

Chainage 00.000

Datum: 15.000

PROPOSED LEVELS	18.000	17.980	17.963	17.964	17.946	17.786	17.773	17.631	17.546	17.492	17.427	17.553	17.428	17.322	17.249
EXISTING LEVELS	17.288	17.245	17.220	17.207	17.195	17.182	17.171	17.130	17.092	17.064	17.050	17.028	16.932	16.849	16.788
LEVEL DIFFERENCE	0.712	0.735	0.743	0.758	0.751	0.604	0.602	0.501	0.455	0.428	0.378	0.524	0.495	0.473	0.461
OFFSETS	-15.000	-11.945	-9.996	-8.826	-7.821	-6.661	-5.666	-2.566	0.000	1.878	2.810	4.157	9.223	11.485	12.189

Chainage 80.000

Datum: 15.000

PROPOSED LEVELS	16.611	17.104	17.116	17.202	16.895	16.872	16.951	17.116	17.022	17.132	17.184	17.340	17.505	17.470	17.475	17.593	17.695	17.481	17.780	17.780	18.351
EXISTING LEVELS	16.611	16.780	16.817	16.872	16.895	16.951	17.022	17.116	17.132	17.184	17.208	17.470	17.505	17.593	17.695	17.481	17.568	17.780	17.780	18.351	18.351
LEVEL DIFFERENCE	0.000	0.324	0.300	0.330	0.221	0.177	0.162	0.208	0.208	0.208	0.176	0.130	0.070	0.118	0.214	0.112	0.127	0.300	0.000	0.000	0.000
OFFSETS	-15.000	-10.149	-8.955	-4.375	-3.012	0.000	3.001	4.337	6.546	9.564	10.750	11.568	15.000								

Chainage 00.000

Datum: 15.000

PROPOSED LEVELS	17.078	17.395	17.306	17.406	17.424	17.513	17.627	17.687	17.711	17.870	17.871	17.874	17.899	17.895	17.895	17.895	17.895	17.895	17.895	17.895	17.895	17.895	17.895	17.895
EXISTING LEVELS	16.644	16.768	16.813	16.865	16.871	16.885	16.936	17.012	17.034	17.060	17.181	17.199	17.195	17.195	17.195	17.195	17.195	17.195	17.195	17.195	17.195	17.195	17.195	17.195
LEVEL DIFFERENCE	0.434	0.627	0.493	0.541	0.552	0.628	0.692	0.676	0.677	0.810	0.690	0.675	0.704	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.700
OFFSETS	-15.000	-10.149	-8.349	-3.357	-2.246	0.000	2.996	6.865	7.937	9.185	14.379	-15.000												

Chainage 30.000

CARPARK-ACCESS ROAD CROSS SECTIONS

CARPARK NORTHEAST CROSS SECTIONS

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

GLENORCHY SPORTS CENTRE

Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
CARPARK CROSS SCETIONS

Drawn:	AK	Project / Sheet: 246223-C24	Issue: DA2
Authorised:	WC		
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-078
DATE RECEIVED: 6 May 2025

CARPARK CROSS SECTIONS

SCALE 1:250

Datum: 10.000

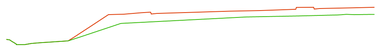
PROPOSED LEVELS	15.903	15.945	15.991	16.115	16.442	16.566	16.459	16.503	16.559	16.650	16.875	17.015	17.110	17.284	17.310	17.342	17.363	17.378	17.390	17.410	17.425	17.447	17.485	17.423	17.360
EXISTING LEVELS	14.971	14.850	14.988	15.135	16.004	16.172	16.211	16.244	16.278	16.346	16.522	16.629	16.669	16.692	16.714	16.743	16.764	16.782	16.805	16.837	16.867	16.868	16.856	16.860	16.862
LEVEL DIFFERENCE	0.932	1.095	1.003	0.980	0.438	0.394	0.248	0.260	0.281	0.304	0.353	0.386	0.441	0.592	0.596	0.599	0.598	0.596	0.585	0.573	0.558	0.578	0.629	0.563	0.499
OFFSETS	-15.000	-14.327	-13.597	-12.821	-8.324	-7.584	-6.743	-6.033	-5.276	-3.817	0.000	2.372	3.991	4.940	5.808	7.003	7.859	8.573	9.526	10.554	11.338	12.365	13.994	14.697	15.000

Chainage 20.000

Datum: 15.000

PROPOSED LEVELS	16.968	16.937	16.789	16.801	16.780	16.747	16.683	16.671	16.621	16.611	16.626	16.594	16.719	16.717
EXISTING LEVELS	16.621	16.613	16.606	16.594	16.572	16.549	16.605	16.616	16.654	16.643	16.628	16.622	16.616	16.614
LEVEL DIFFERENCE	0.347	0.324	0.182	0.208	0.208	0.198	0.079	0.055	-0.034	-0.032	-0.002	-0.028	0.102	0.103
OFFSETS	-19.650	-18.309	-17.200	-15.084	-11.526	-7.346	0.000	1.413	6.798	11.470	15.759	17.200	18.993	19.650

Chainage 20.000



Datum: 10.000

PROPOSED LEVELS	14.817	14.788	14.392	14.459	14.546	14.699	15.302	15.817	16.844	16.875	16.955	17.017	17.024	17.123	17.174	17.279	17.436	17.319	17.396	17.439
EXISTING LEVELS	14.817	14.788	14.392	14.459	14.546	14.699	15.004	15.266	15.792	16.136	16.184	16.227	16.274	16.416	16.580	16.671	16.729	16.748	16.772	16.844	16.860
LEVEL DIFFERENCE	0.000	0.000	0.000	0.000	0.000	0.000	0.298	0.552	1.052	0.739	0.771	0.791	0.664	0.608	0.543	0.502	0.550	0.688	0.547	0.552	0.579
OFFSETS	-15.000	-14.827	-14.118	-13.159	-12.290	-9.982	-9.037	-8.252	-6.673	-5.447	-4.507	-3.675	-2.750	0.000	3.200	5.623	8.600	9.410	10.350	13.300	15.000

Chainage 10.000

Datum: 15.000

PROPOSED LEVELS	17.350	17.204	17.231	17.240	17.223	17.166	17.072	17.069	17.073	16.984	17.121	17.117
EXISTING LEVELS	16.925	16.925	16.946	16.943	16.935	16.926	16.903	16.898	16.894	16.872	16.871	16.869
LEVEL DIFFERENCE	0.425	0.279	0.285	0.297	0.288	0.241	0.169	0.170	0.180	0.112	0.250	0.247
OFFSETS	-17.350	-17.200	-12.736	-11.800	-6.074	0.000	10.150	11.691	13.106	17.200	17.903	19.650

Chainage 10.000

Datum: 10.000

PROPOSED LEVELS	15.789	15.705	14.899	14.981	15.609	17.120	17.038	17.121	17.217	16.641	16.664	16.701	16.716	17.449	17.348	17.431
EXISTING LEVELS	15.789	15.705	14.899	14.981	15.316	16.144	16.215	16.365	16.539	16.641	16.664	16.701	16.716	16.742	16.756	16.864
LEVEL DIFFERENCE	0.000	0.000	0.000	0.000	0.293	0.976	0.823	0.756	0.677	0.000	0.000	0.000	0.000	0.706	0.592	0.567
OFFSETS	-15.000	-14.714	-11.102	-8.801	-7.624	-4.064	-2.750	0.000	3.200	5.061	5.786	6.946	8.400	9.834	10.550	15.000

Chainage 00.000

Datum: 15.000

PROPOSED LEVELS	17.501	17.494	17.473	17.421	17.422	17.427	17.517	17.508	17.491	17.488	17.393	17.365	17.353	17.311
EXISTING LEVELS	17.061	17.064	17.077	17.100	17.108	17.113	17.124	17.125	17.106	17.099	17.051	17.037	17.028	17.008
LEVEL DIFFERENCE	0.440	0.430	0.396	0.322	0.314	0.314	0.393	0.383	0.385	0.389	0.342	0.327	0.324	0.303
OFFSETS	-19.650	-19.288	-17.827	-12.658	-10.378	-9.106	-6.143	0.000	10.992	11.802	15.900	17.108	17.890	19.650

Chainage 00.000

CARPARK SOUTH 1 CROSS SECTIONS

CARPARK SOUTH 2 CROSS SECTIONS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-078
DATE RECEIVED: 6 May 2025

CARPARK CROSS SECTIONS

SCALE 1:250

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

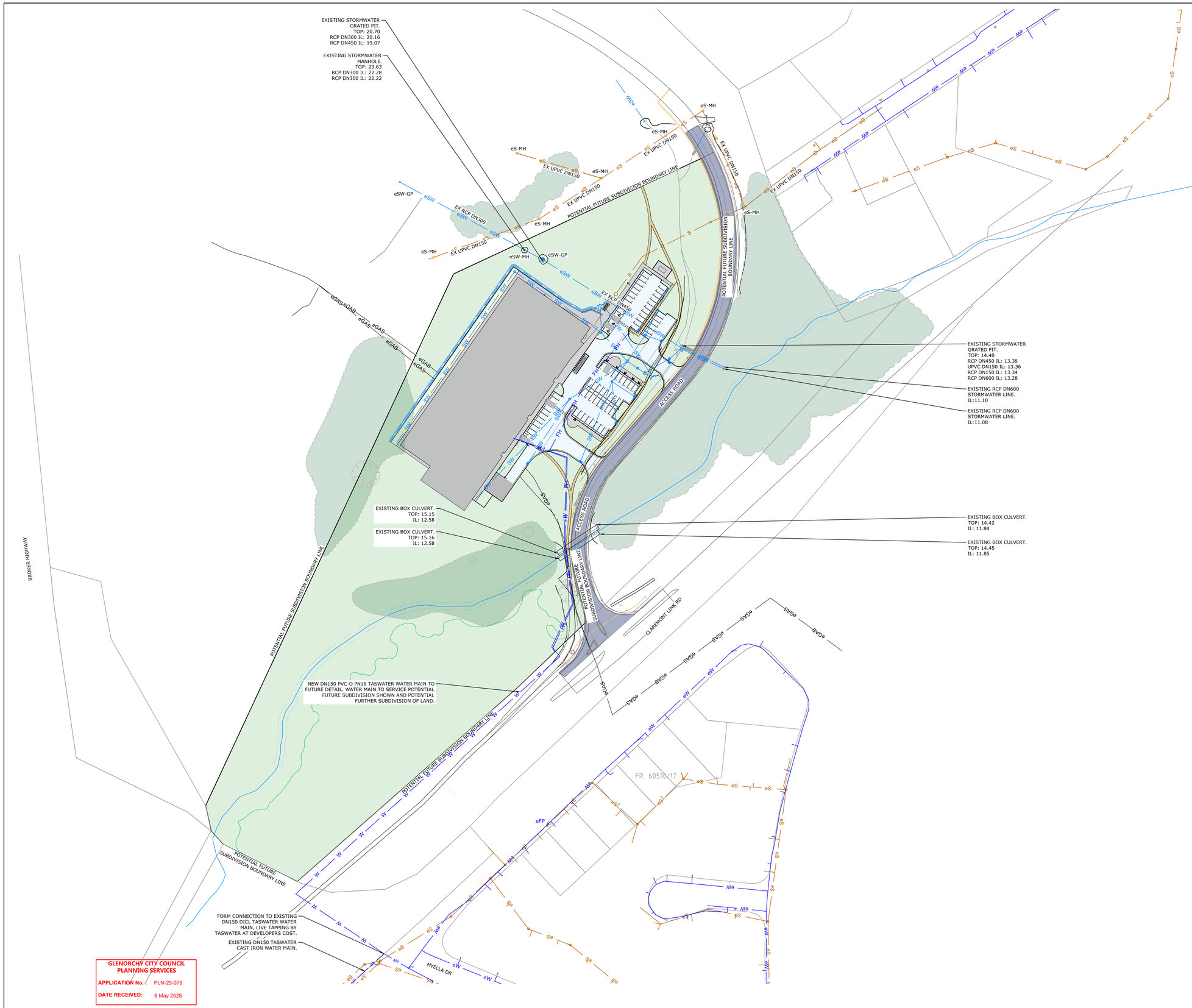
GLENORCHY SPORTS CENTRE

Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
CARPARK CROSS SCETIONS

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C25	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		



OVERALL SITE HYDRAULIC SERVICES PLAN

SCALE 1:1000

LINETYPE LEGEND

eSW	EXISTING STORMWATER LINE
eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
eGAS	EXISTING TAS GAS LINE
eE	EXISTING UNDERGROUND ELECTRICITY LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
FH	PROPOSED FIRE HYDRANT
SW	PROPOSED STORMWATER LINE

HATCH LEGEND

	PROPOSED BUILDING PAD
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
eSW-GP	EXISTING STORMWATER GRATED PIT
eS-MH	EXISTING SEWER MANHOLE
KC	KERB AND CHANNEL
SEP	SIDE ENRTY PIT
BK	BARRIER KERB
LP	LIGHT POLE
RW	RETAINING WALL
BOL.	BOLLARD
IO	INSPECTION OPENING
S-MH	PROPOSED SEWER MANHOLE

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
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GLENORCHY SPORTS CENTRE

Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
OVERALL SITE HYDRAULIC SERVICES PLAN

Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C30	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

Paper size: A1 (841x594) Plot date: 05/05/2025 246223-17.DWG

FORM 1m WIDE x 250 DEEP VEE DRAIN AT TOP OF WALL AND DIRECT TO STORMWATER.

POTENTIAL FUTURE SUBDIVISION BOUNDARY LINE

PROPSOED BUILDING
FFL: 18.0m

DN50 WATER SUPPLY TO BUILDING.

FIRE HYDRANT LOCATED AGAINST BUILDING. PROVIDE 4m LONG 90 MINUTE FRL WALL TO BUILDING AT HYDRANT LOCATION.

SEWER PUMP STATION

PROPOSED PARKING SPACES

SEWER RISING MAIN

NEW SEWER MANHOLE.

NEW DN100 SN8 PVC-U SCJ SEWER LINE. LIVE CONNECTION BY TASWATER AT DEVELOPERS COST.

DN300 STORMWATER LINE FOR MAJOR STORM EVENTS. PROVIDE HEAD WALL AT EACH END WITH RIP RAP LINING FOR SCOUR PROTECTION.

OCEAN PROTECT CASCADE CS1200 GROSS POLLUTANT TRAP.

1500 x 1500 PRECAST PIT WITH 4 x OCEAN PROTECT TALL(690) PSorb Storm Filters.

DN63 PE100 SDR 11 PN16 DOMESTIC WATER LINE AND DN180 PE100 SDR 11 PN16 FIRE LINE IN COMMON TRENCH.

DOMESTIC AND FIRE WATER SUPPLIES TO BE RIGID MOUNTED TO FACE OF CULVERT. ALL MOUNTING OF PIPEWORK TO BE IN ACCORDANCE WITH AS3500.

NEW DN150 PVC-O PN16 TASWATER WATER MAIN TO FUTURE DETAIL. REFER SHEET C30 FOR CONTINUATION.

NEW DN50 HIGH HAZARD DOMESTIC WATER SUPPLY AND DN150 MEDIUM HAZARD FIRE SUPPLY WITH LOW FLOW BYPASS.

FAULKNERS RIVULET

ACCESS ROAD

CLAREMONT LINK RD

22.3m

STORMWATER NETWORK 1

STORMWATER NETWORK 2

STORMWATER NETWORK 3

STORMWATER NETWORK 4

LINETYPE LEGEND

eSW	EXISTING STORMWATER LINE
eS	EXISTING SEWER LINE
eW	EXISTING WATER LINE
eGAS	EXISTING TAS GAS LINE
eE	EXISTING UNDERGROUND ELECTRICITY LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
FH	PROPOSED FIRE HYDRANT
SW	PROPOSED STORMWATER LINE

HATCH LEGEND

	PROPOSED BUILDING PAD
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CARPARK
	CRUSHED GRAVEL
	LANDSCAPING, REFER ARCHITECT
	PROPOSED GRAVEL FOOTPATH

LEGEND

eSW-MH	EXISTING STORMWATER MANHOLE
eSW-GP	EXISTING STORMWATER GRATED PIT
eS-MH	EXISTING SEWER MANHOLE
KC	KERB AND CHANNEL
SEP	SIDE ENRTY PIT
BK	BARRIER KERB
LP	LIGHT POLE
RW	RETAINING WALL
BOL.	BOLLARD
IO	INSPECTION OPENING
S-MH	PROPOSED SEWER MANHOLE
SW-GP	PROPOSED STORMWATER GRATED PIT
SW-HW	PROPOSED STORMWATER HEADWALL

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-078

DATE RECEIVED: 6 May 2025

SITE HYDRAULIC SERVICES PLAN

SCALE 1:500

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

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GLENORCHY SPORTS CENTRE

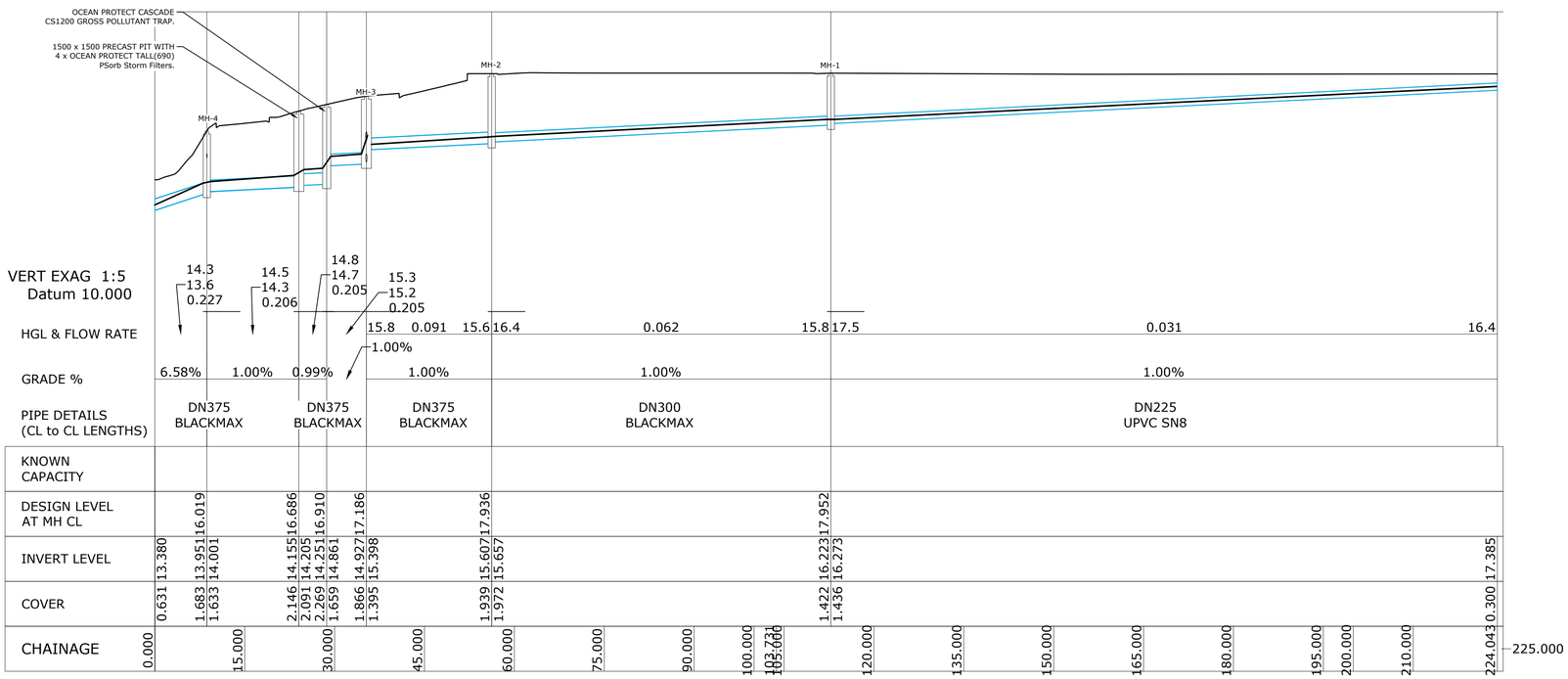
Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
SITE HYDRAULIC SERVICES PLAN

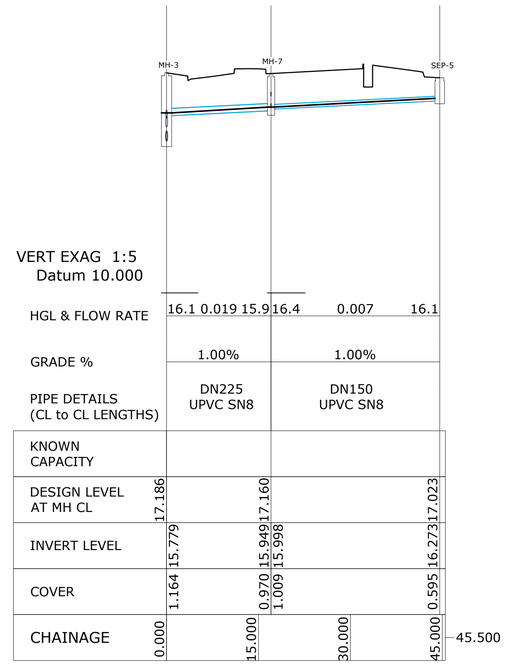
Drawn:	AK	Project / Sheet:	Issue:
Authorised:	WC	246223-C31	DA2
Plot Date:	05/05/2025		
Scale:	AS SHOWN @ A1		

Paper size A1 (841x594) Plot date: 05/05/2025 246223-17.DWG



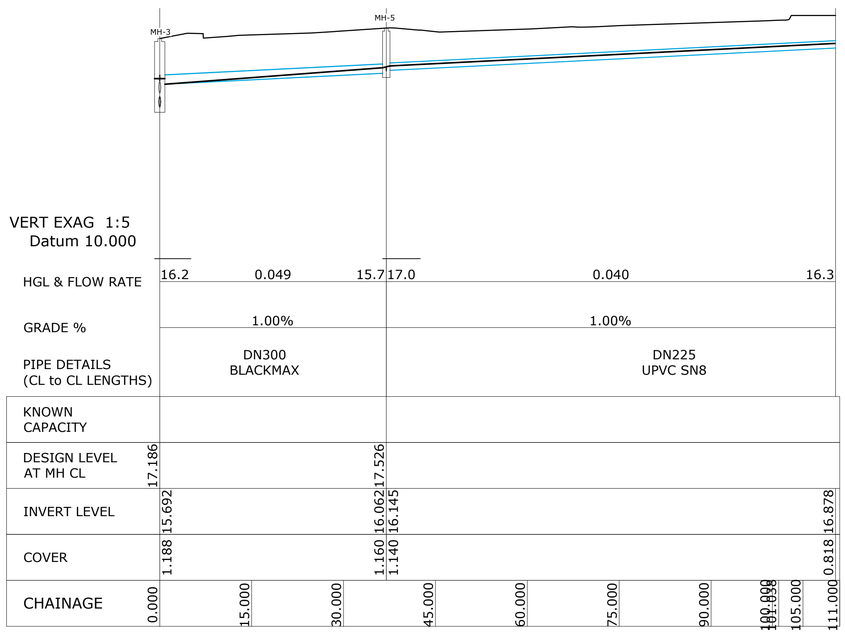
STORMWATER NETWORK 1 LONG SECTION

SCALE 1:500



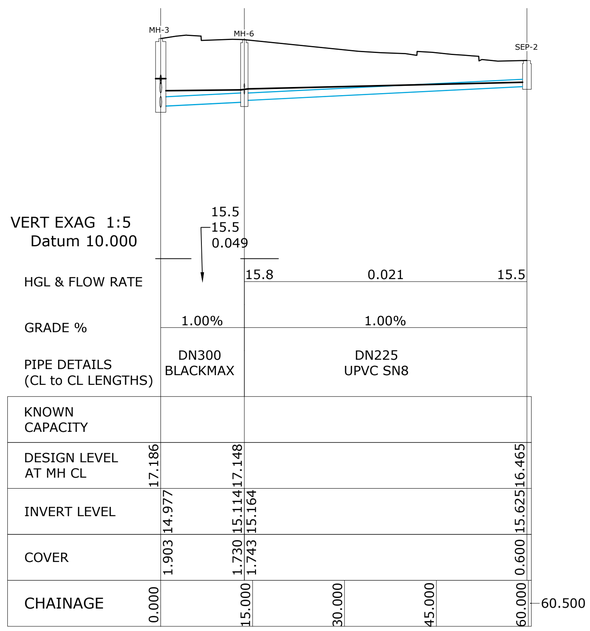
STORMWATER NETWORK 4 LONG SECTION

SCALE 1:500



STORMWATER NETWORK 2 LONG SECTION

SCALE 1:500



STORMWATER NETWORK 3 LONG SECTION

SCALE 1:500

NOTE:
FLOW RATE MEASURED IN CUBIC METERS PER SECOND.

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPROVAL	28/03/2025	AK
DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. : PLN-25-078
DATE RECEIVED: 6 May 2025

STORMWATER PIPE NETWORK LONG SECTION

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

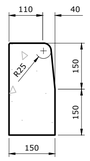
GLENORCHY SPORTS CENTRE

Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

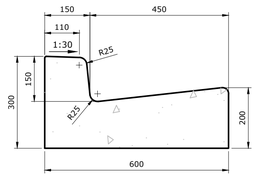
ARTAS ARCHITECTS

CIVIL SERVICES
STORMWATER PIPE NETWORK
LONG SECTION - SHEET 1

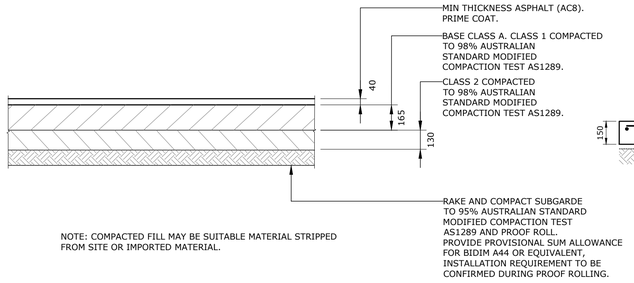
Drawn: AK	Project / Sheet:	Issue:
Authorised: WC		
Plot Date: 05/05/2025	246223-C32	DA2
Scale: AS SHOWN @ A1		



01 TYPE BK (BARRIER)
SCALE 1:10

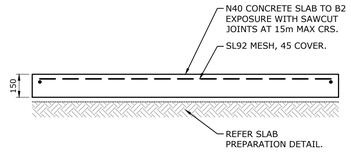


02 TYPE KC (KERB AND CHANNEL)
SCALE 1:10

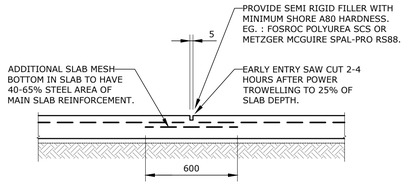


NOTE: COMPACTED FILL MAY BE SUITABLE MATERIAL STRIPPED FROM SITE OR IMPORTED MATERIAL.

03 TYPICAL PAVEMENT DETAIL - ASPHALT
SCALE 1:20

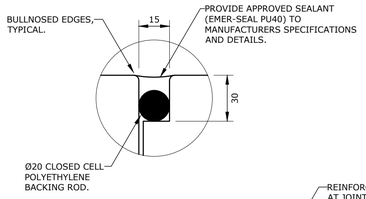


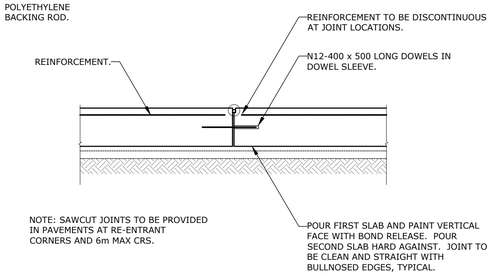
04 CONCRETE PAVEMENT DETAIL
SCALE 1:20



NOTE: SAWCUT JOINTS TO BE PROVIDED IN PAVEMENTS AT RE-ENTRANT CORNERS AND 6m MAX CRS.

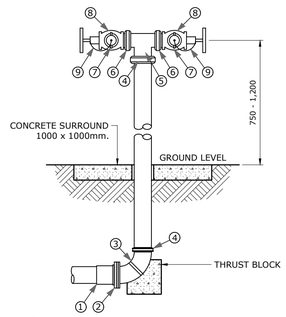
05 CONCRETE PAVEMENT SAWCUT JOINT
SCALE 1:20





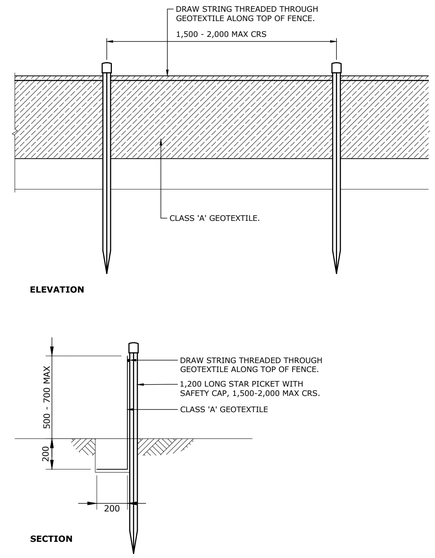
06 CONCRETE PAVEMENT CONSTRUCTION JOINT DETAIL
SCALE 1:20

EQUIPMENT SCHEDULE (PER UNIT)		
ITEM	DESCRIPTION	QTY.
1	CAP.P16 DN100 FLANGED SPIGOT WITH TABLE"E"SLIP ON FLANGE	3
2	VICTAULIC STYLE 741 DN100 TABLE "E"FLANGE ADAPTOR	1
3	VICTAULIC GROOVED DN100 LONG RADIUS ELBOW (GAL)	1
4	VICTAULIC STYLE 005 DN100 FIRELOCK RIGID COUPLING	2
5	BULL HEAD TEE 100/80 - DIXON FWG-BHT8888114	1
6	VICTAULIC STYLE 80NB RIGID COUPLING	2
7	65mm STORZ HERMAPHRODITE FITTING	2
8	65mm AS2419.2 COMPLIANT GATE VALVE	1
9	BLANK CAP AND CHAIN	2

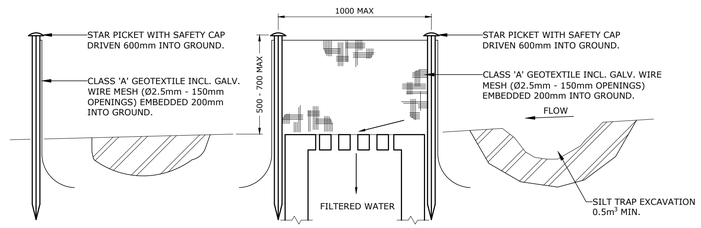


NOTES:
FIRE HYDRANT TO COMPLY WITH DIN OR NEN STANDARD COMPLIANT FORGED 65mm STORZ HERMAPHRODITE FITTING. FITTING MUST BE FITTED WITH STANDARD (DELIVERY) WASHER, RATED TO 1800Kpa AND 2400 Kpa BURST PRESSURE & BLANK CAPS.

09 FIRE HYDRANT DETAIL
SCALE 1:20



11 TYPICAL SILT FENCE DETAIL
SCALE 1:20



GRATED PIT SILT FENCE DETAIL
SCALE 1:20

12 GRATED PIT SILT FENCE DETAIL
SCALE 1:20

NOTES:

TRENCH DEPTH (D = NOM DIAMETER)
CONCRETE PIPES = D + 600
uPCV PIPES = D + 200
DICL PIPES = OD + 300

PIPE OVERLAY
WATER MAINS = 150mm MINIMUM
SEWER & STORM WATER = 300 MINIMUM

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO AS 1289-5.5
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)
uPVC/PPE PIPES = DENSITY INDEX = 70% (95% STD. COMPACTION)
DICL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL
BEDDING , HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

FOR uPVC AND DUCTILE IRON PIPES
SAND OR CRUSHED ROCK (STONE DUST)

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
6.7	100
2.36	70-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

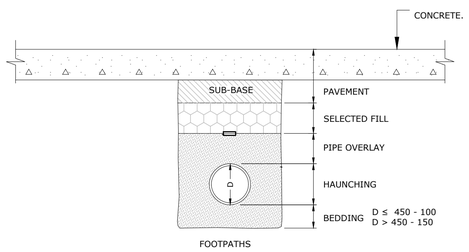
FOR CONCRETE PIPES
CRUSHED ROCK

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
19	100
2.36	50-100
0.6	20-90
0.3	10-60
0.15	0-25
0.075	0-10

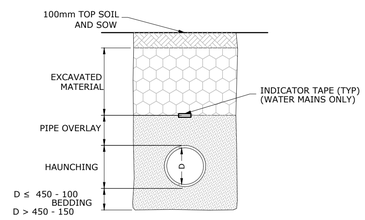
ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
DOCUMENT NO: PA/2025/0176
DATE RECEIVED: 6 May 2025

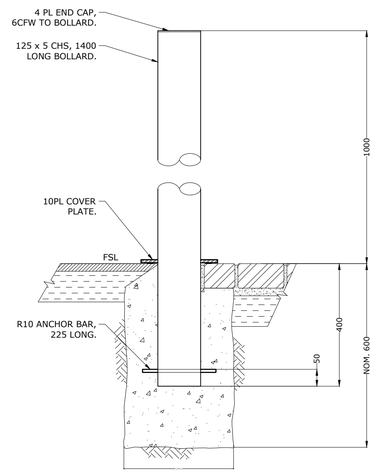
07 TRENCHING DETAILS
SCALE 1:10



TRENCH DETAIL - (TRAFFICABLE)



TRENCH DETAIL- (NON-TRAFFICABLE)



08 BOLLARD DETAIL
SCALE 1:10

Issue	Description	Date	By
DA2	ISSUED FOR DEVELOPMENT APPROVAL	05/05/2025	AK
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DA	ISSUED FOR DEVELOPMENT APPROVAL	19/03/2025	AK

Legend: P = Preliminary T = Tender C = Construction A = Amendments

PRELIMINARY ISSUE
FOR INFORMATION ONLY

CES Coordinated Engineering Services
136 Davey Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

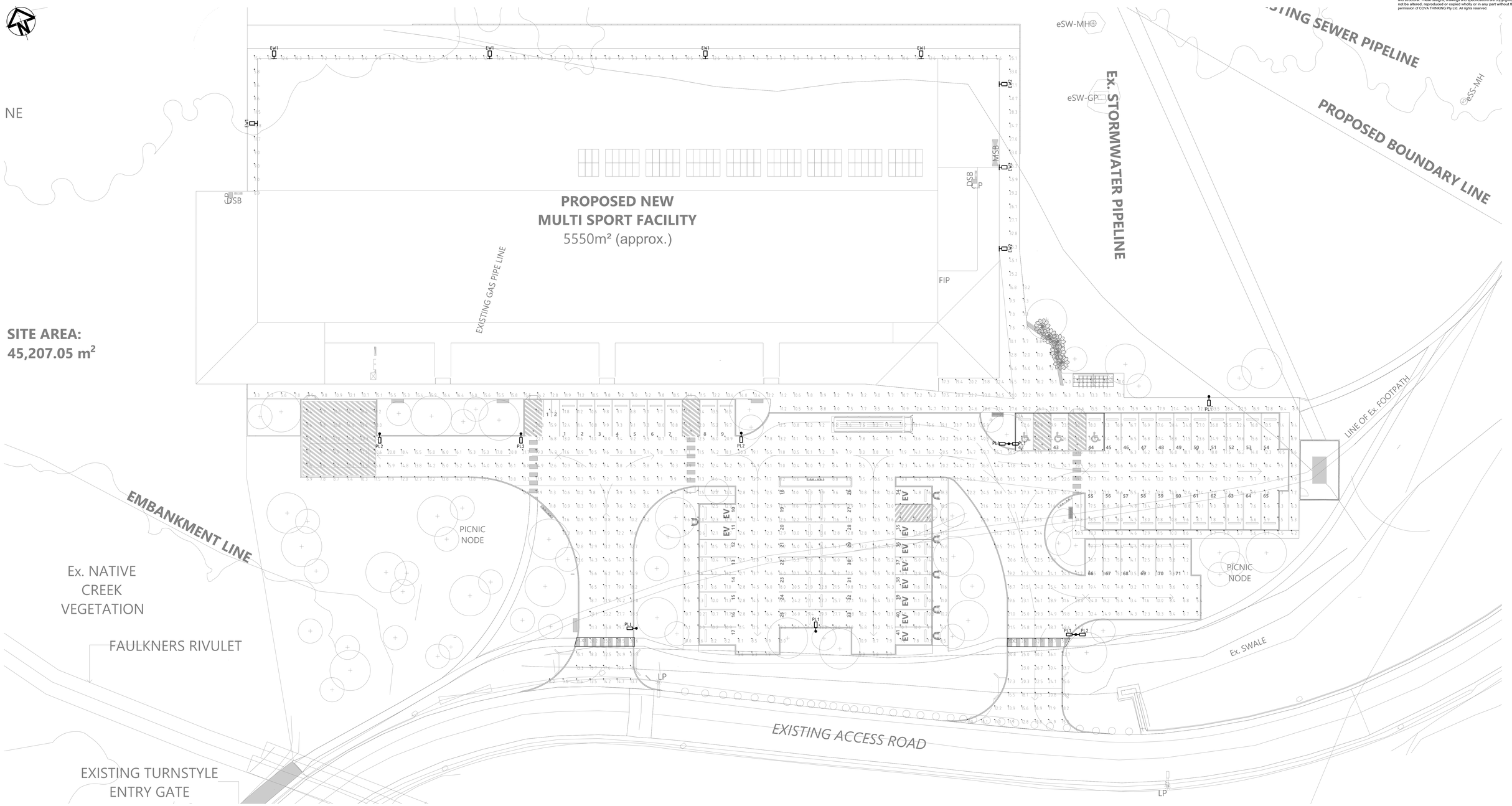
GLENORCHY SPORTS CENTRE

Project address: 61 CLAREMONT LINK RD, CLAREMONT, TAS 7011
for: ARTAS

ARTAS ARCHITECTS

CIVIL SERVICES
CIVIL DETAILS

Drawn: AK	Project / Sheet:	Issue:
Authorised: WC		
Plot Date: 05/05/2025	246223-C40	DA2
Scale: AS SHOWN @ A1		



GENERAL NOTES

1. EXTERNAL TYPE LUMINAIRE BODIES ARE THE SAME FOR ALL FITTING TYPES. BUT THE LENS OPTICS LIGHT DISTRIBUTION DIFFERS. IT IS ESSENTIAL THAT THERE IS NO SUBSTITUTION BETWEEN ANY LUMINAIRE TYPE COORDINATED WITH THE LAYOUT.
2. INSTALL LUMINAIRE MOUNTING BRACKETS AND POLE FOOTINGS AS PER MANUFACTURES RECOMMENDATIONS AND STRUCTURAL DRAWING DETAIL.
3. CARPARK LIGHTING TO BE BE CONTROLLED FROM PE CELL WITH TIME CLOCK OVERRIDE CONTROLS. ALLOW TO SET TIME CLOCK TO TURN LIGHTS OFF AS DIRECTED BY COUNCIL REPRESENTATIVE.
4. PIT LOCATIONS ARE INDICATIVE ONLY. ALLOW TO INSTALL PITS WITHIN 2.5m OF LOCATION SHOWN CONTRACTOR SHALL LOCATE PITS WITHIN GARDEN/LANDSCAPING WHERE POSSIBLE. WHERE PITS MUST BE INSTALLED PITS AND PATHS OR ROADWAYS THE CONTRACTOR MUST ENSURE THE PITS, SUPPORTS AND LIDS PROVIDE MEET EXPECTED TRAFFIC LOADINGS. ALL PIT LIDS WITHIN PATHS OR ROADS SURFACE MUST BE FINISHED TO MATCH THE SURROUND SURFACE MATERIAL.
5. COORDINATE NEW ALL IN GROUND SERVICES.

LIGHTING DESIGN PARAMETERS

EXTERNAL LIGHTING HAS BEEN DESIGNED AND CERTIFIED FOR THE FOLLOWING AUSTRALIAN STANDARDS.

- AS1158.3.1-2020 - LIGHTING SUBCATEGORY PC2 (PCD FOR DISABLED PARKING) FOR CAR SPACES, AISLES AND CIRCULATION ROADWAYS.
- AS1158.3.1-2020 - LIGHTING SUBCATEGORY PR3 FOR TEMP ROADWAY
- AS1158.3.1-2020 - LIGHTING SUBCATEGORY PP3 FOR PUBLIC PATHS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max	Max/Avg
Building Perimeter Eh	Illuminance	Lux	14.14	57.1	3.3	N.A.	N.A.	4.04
Carpark Eh	Illuminance	Lux	15.60	56.4	4.2	N.A.	N.A.	3.62
Carpark Ev1	Illuminance	Lux	N.A.	17.2	3.2	N.A.	N.A.	N.A.
Carpark Ev2	Illuminance	Lux	N.A.	17.7	2.3	N.A.	N.A.	N.A.
Carpark Ev3	Illuminance	Lux	N.A.	13.0	2.3	N.A.	N.A.	N.A.
Carpark Ev4	Illuminance	Lux	N.A.	26.8	7.5	N.A.	N.A.	N.A.
Carpark Ev5	Illuminance	Lux	N.A.	15.5	1.1	N.A.	N.A.	N.A.
Carpark Ev6	Illuminance	Lux	N.A.	26.1	6.2	N.A.	N.A.	N.A.
Court 1 Eh	Illuminance	Lux	540.42	603.9	444.4	0.82	0.74	N.A.
Court 2 Eh	Illuminance	Lux	536.16	609.4	443.8	0.83	0.73	N.A.
Court 3 Eh	Illuminance	Lux	535.49	608.6	443.6	0.83	0.73	N.A.
Court 4 Eh	Illuminance	Lux	526.49	600.9	432.6	0.82	0.72	N.A.
Court Access Area Eh	Illuminance	Lux	370.68	561.5	122.4	0.33	N.A.	N.A.
DDA	Illuminance	Lux	29.45	56.4	17.3	0.59	0.31	1.92
PCX1	Illuminance	Lux	26.20	30.6	20.2	0.77	0.66	1.17
PCX2	Illuminance	Lux	33.92	50.3	21.6	0.64	0.43	1.48

LIGHTING SCHEDULE

Type	Manufacturer	Description	Image	Product Cat No.	LAMP(s) Type	LAMP(s) Lamp Wattage (W)	LAMP(s) Colour Temp	IP Rating	Control Gear	Mounting Details
PL1	Advanced Lighting Technologies (Cree)	Pole mounted area light, FW Optics on 8m Pole, Black		HOLOPHANE DENVER +6.1m Pole DPL 1 LA123 FW	LED	87	3000K	65	Fixed	Pole
PL2	Advanced Lighting Technologies (Cree)	Pole mounted area light, SY Optics on 8m Pole		HOLOPHANE DENVER +6.1m Pole DPL 1 LA123 SY	LED	87	3000K	65	Fixed	Pole
EW1	Advanced Lighting Technologies (Cree)	Wall mounted area light, NR OPTIC @ 7000 AFFL		DENVER ID WALL DWL 1 LA043 NR W025	LED	25	3000K	65	Fixed	WALL SURFACE
EW2	Advanced Lighting Technologies (Cree)	Wall mounted area light, AY OPTIC @ 3000 AFFL		DENVER ID WALL DWL_1_LA043_AY	LED	25	3000K	65	Fixed	WALL SURFACE

REV	DESCRIPTION	DRN	RE	PL	DATE
A	ISSUED FOR SUILDING APPROVAL	TJK	AM	MJ	05.03.25

DRAWING CHECK	SIGNATURE	DATE
DRAWN	TJK	05.03.25
DESIGNED		
DRAFTING		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIREENV.		

CLIENT: ARTAS ARCHITECTS

COVA Stronger Together
1300 35 7363 covathinking.com
ACN 117 492 814

PROJECT: GLENORCHY SPORTS CENTRE

TITLE: ELECTRICAL SERVICES SITE PLAN - LIGHTING LAYOUT

4.0 0 4.0 8.0 12.0 A0

STATUS: BUILDING APPROVAL

SCALE @ A0: NTS

DIMENSIONS IN

DRAWING No. 5512.021-E100

REV A