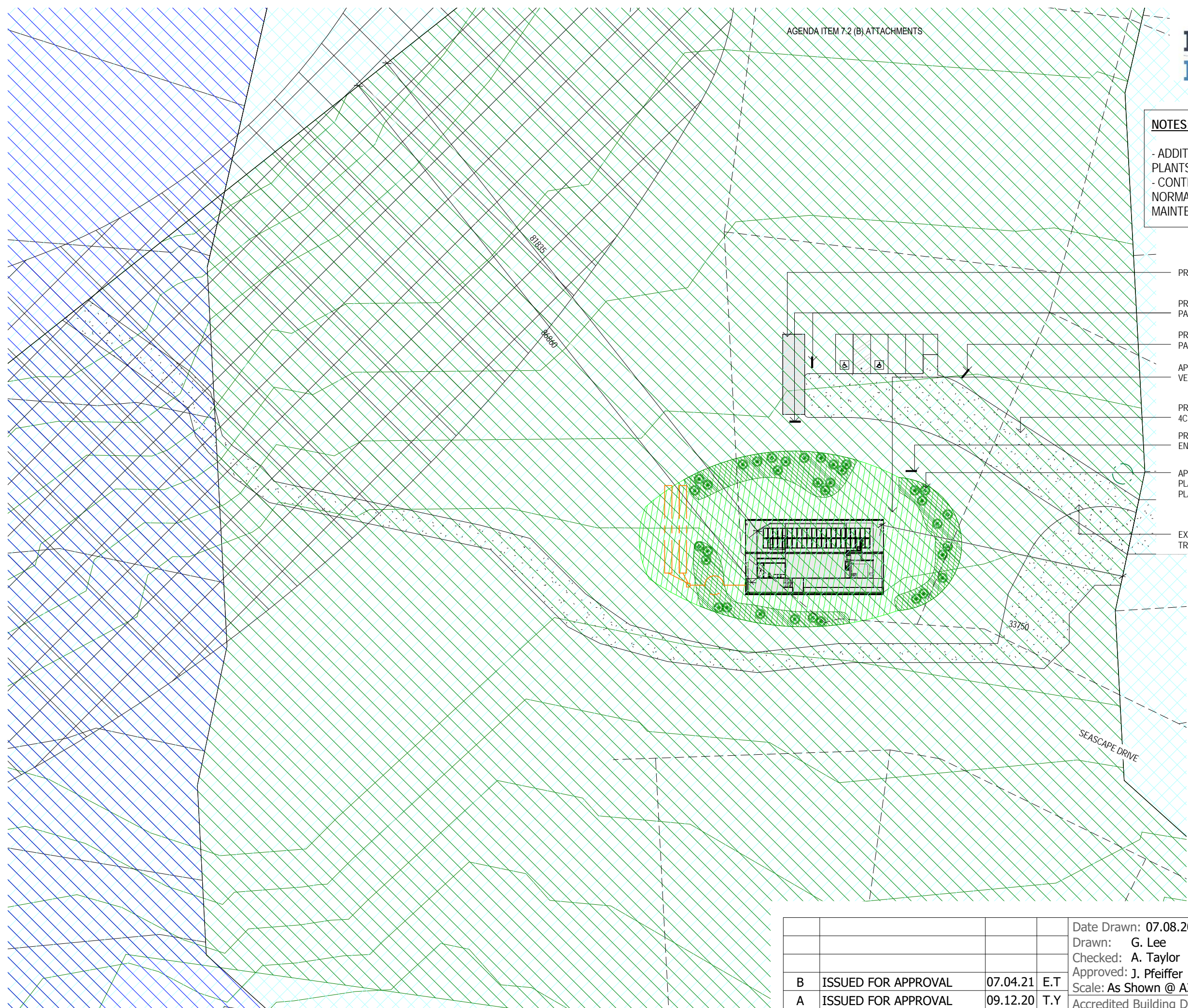







NOTES:

- ADDITIONAL PLANTING OF SUCCULENT GROUND COVER PLANTS ENDEMIC TO THE AREA WILL TAKE PLACE.
- CONTROL OF NOXIOUS WEEDS WILL BE PART OF NORMAL MAINTENANCE IN CONJUNCTION WITH LAWN MAINTENANCE.



- PROPOSED BICYCLE PARK/STAND
- PROPOSED 2.1m HIGH STAINLESS STEEL BIKE PARKING SIGNAGE
- PROPOSED 2.1m HIGH STAINLESS STEEL PARKING SIGNAGE
- APPROX. LOCATION OF EXISTING SHRUBS/VEGETATION TO BE REMOVED.
- PROPOSED GRAVEL DRIVEWAY TO CLASS 4C STANDARDS
- PROPOSED 2.1m HIGH STAINLESS STEEL ENTRY SIGNAGE
- APPROX. LOCATION OF VEGETATION TO BE PLANTED BY OWNERS AND APPROVED BY PLANNING SERVICES.
- EXISTING PEDESTRIAN WALKWAY/ TRACK TO BEACH

LEGEND	
	APPROX. LOCATION OF VEGETATION TO BE PLANTED BY OWNERS AND APPROVED BY PLANNING SERVICES
	APPROX. AREA OF EXISTING SHRUBS TO BE REMOVED AND REPLACED WITH OTHER PLANTS
	RECREATION ZONE IN ACCORDANCE TO GTC INTERIM PLANNING SCHEME
	EXISTING PEDESTRIAN WALKWAY & TRACK TO BEACH
	PROPOSED SIGNAGE

ISSUED FOR APPROVAL

Copyright ©

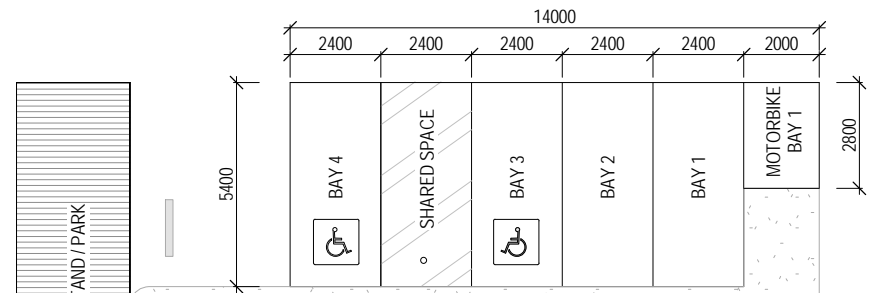
Client: **K. MCLAUHLAN**
 Project: **PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER**
 Address: **LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252**
Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

Date Drawn: 07.08.20	Drawn: G. Lee	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
B	ISSUED FOR APPROVAL	07.04.21	E.T	
A	ISSUED FOR APPROVAL	09.12.20	T.Y	
-	ISSUED FOR REVIEW	07.08.20	G.L	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer
 Designer Name: **J.Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **354020** A02 Rev **B**

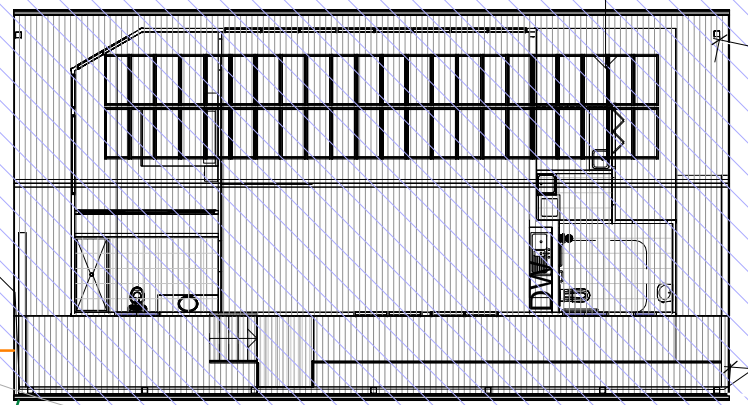
LOT 201
PID: 9085337
TITLE: 176475/201
AREA: 14.15ha



CUSTOMER PARKING SCHEDULE USER CLASS 3			
BAY No.	PURPOSE	ANGLE OF CAR SPACES TO MANOEUVRING SPACE	DIMENSIONS (W) x (H)
BAY1	CLIENT PARKING	90°	2400 x 5400
BAY2	EMPLOYEE PARKING	90°	2400 x 5400
BAY3	CLIENT PARKING (ACCESSIBLE)	90°	2400 x 5400
BAY4	CLIENT PARKING (ACCESSIBLE)	90°	2400 x 5400
BIKE BAY 1	CLIENT PARKING (ACCESSIBLE)	90°	2000 x 2800

WHEEL STOPS TO BE PROVIDED FOR PARKING BAYS 1 - 7 IN ACCORDANCE WITH AS_NZS 2890.1:2004 PARKING FACILITIES - OFF STREET CAR PARKING.

PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER
(CLASS 4 SHARED FACILITIES + CLASS 9b)



SEWER FROM PROPOSED COMMUNITY CENTRE TO CONNECT TO PROPOSED WASTEWATER SYSTEM DESIGN BY OTHERS

APPROX. AREA OF CUT

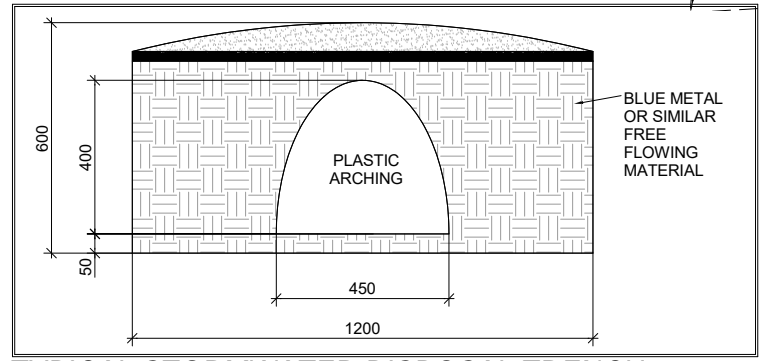
10 000L BAL TANK

PROPOSED GRAVEL DRIVEWAY TO 4C STANDARDS

LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

STORMWATER FROM PROPOSED COMMUNITY CENTRE TO CONNECT TO 22,000L TANK THEN OVERFLOW TO 6.0 m STORMWATER TRENCH



TYPICAL STORMWATER DISPOSAL TRENCH
SCALE 1:500

SITE PLAN
SCALE 1:200

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL - GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.0 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
 - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY

- SIGN SIZE DIMENSIONS
 - MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

ISSUED FOR APPROVAL

Copyright ©

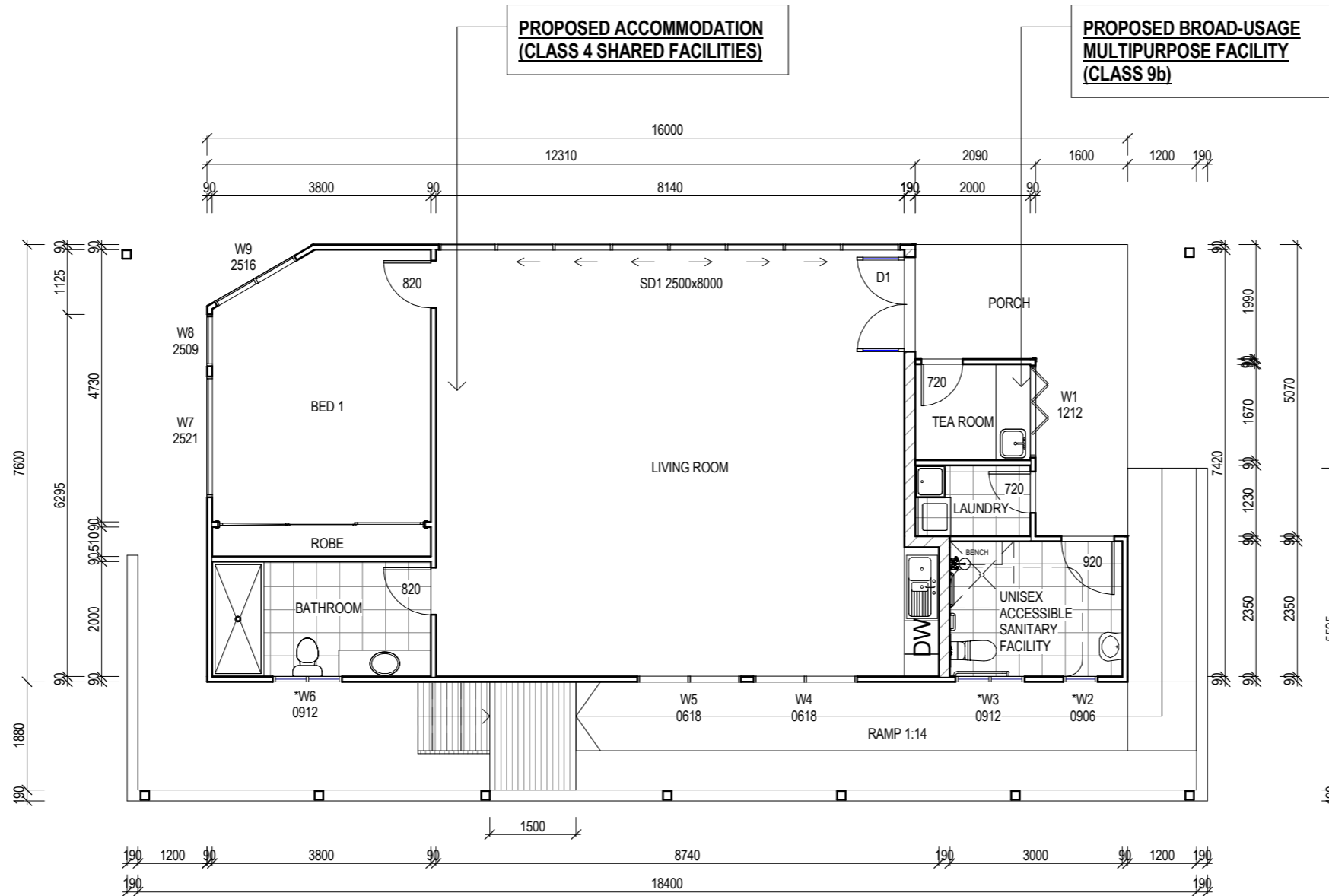
Client: **K. MCLAUHLAN**
Project: **PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER**
Address: **LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252**

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Date Drawn: 07.08.20	Drawn: G. Lee	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
B	ISSUED FOR APPROVAL	07.04.21	E.T	
A	ISSUED FOR APPROVAL	09.12.20	T.Y	
-	ISSUED FOR REVIEW	07.08.20	G.L	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer
Designer Name: **J. Pfeiffer**
Accreditation No: **CC2211T**

Drawing No: **354020**
A03
Rev **B**



**PROPOSED ACCOMMODATION
(CLASS 4 SHARED FACILITIES)**

**PROPOSED BROAD-USAGE
MULTIPURPOSE FACILITY
(CLASS 9b)**

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1200	DG	4.3	0.55
*W2	900	600	DG	4.3	0.55
*W3	900	1200	DG	4.3	0.55
W4	600	1800	DG	4.3	0.55
W5	600	1800	DG	4.3	0.55
*W6	900	1200	DG	4.3	0.55
W7	2500	2100	DG	4.3	0.55
W8	2500	900	DG	4.3	0.55
W9	2500	1600	DG	4.3	0.55
^D1	2100	1640	DG	4.0	0.61
SD1	2500	8000	DG	4.0	0.61

*W1, W2 & W5 TO BE FROSTED TO 25% TRANSPARENCY

^D1 TO BE FIRE RATED DOOR

CONSTRUCTION PLAN
SCALE 1:100

ISSUED FOR APPROVAL

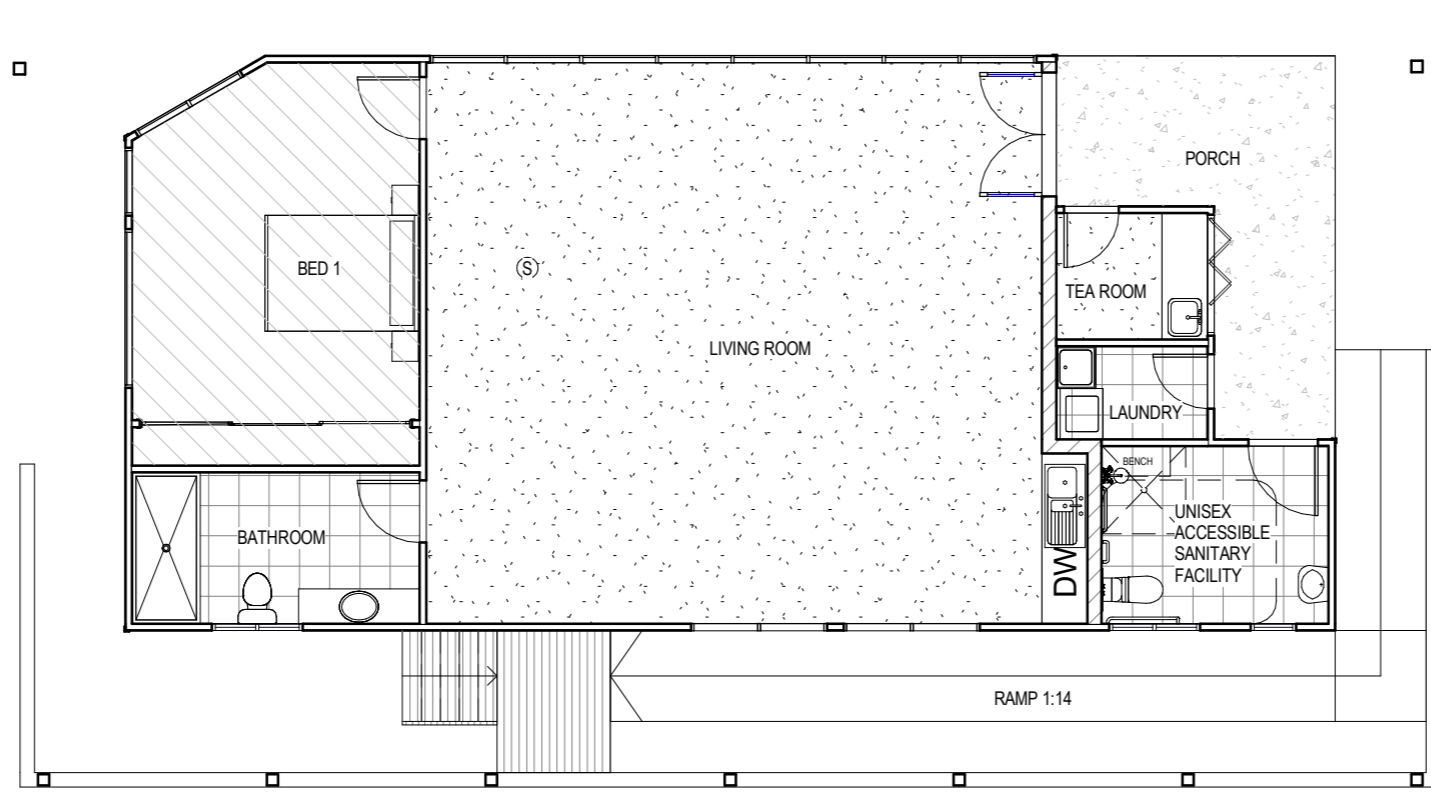
Copyright ©

Client: K. MCLAUHLAN
 Project: PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER
 Address: LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED FACILITY CENTER	108.34 m ²	11.66
	108.34 m ²	11.66

Date Drawn: 07.08.20	Drawn: G. Lee	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T				
A	ISSUED FOR APPROVAL	09.12.20	T.Y	
-	ISSUED FOR REVIEW	07.08.20	G.L	
Rev:	Amendment:	Date:	Int:	
Drawing No: 354020				Rev: A
A03				



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	POLISHED CONCRETE

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH BCA PART 3.7.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

FLOOR PLAN
 SCALE 1:100

ISSUED FOR APPROVAL

Copyright ©

Client: K. MCLAUHLAN
 Project: PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER
 Address: LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED FACILITY CENTER	108.34 m ²	11.66
	108.34 m ²	11.66

A	ISSUED FOR APPROVAL	09.12.20	T.Y
-	ISSUED FOR REVIEW	07.08.20	G.L
Rev:	Amendment:	Date:	Int:

Date Drawn: 07.08.20
 Drawn: G. Lee
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 354020
 A04
 Rev: A



ROOF PLAN
 SCALE 1:100

ROOF CLADDING.
 PRESSED METAL ROOF SHEET INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200 MM.
- ABOVE 15 DEGREES - MINIMUM 150 MM.
- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

ISSUED FOR APPROVAL

Copyright ©

Client: **K. MCLAUHLAN**
 Project: **PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER**
 Address: **LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252**

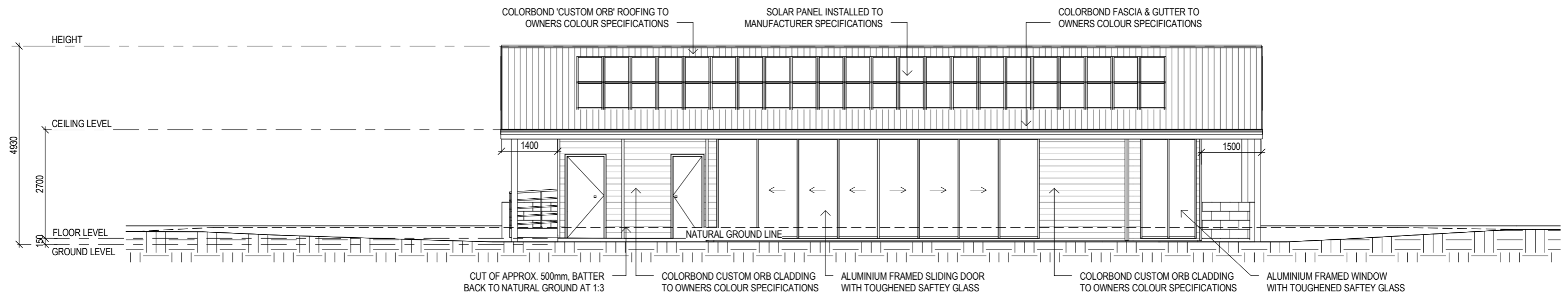
Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

A	ISSUED FOR APPROVAL	09.12.20	T.Y
-	ISSUED FOR REVIEW	07.08.20	G.L
Rev:	Amendment:	Date:	Int:

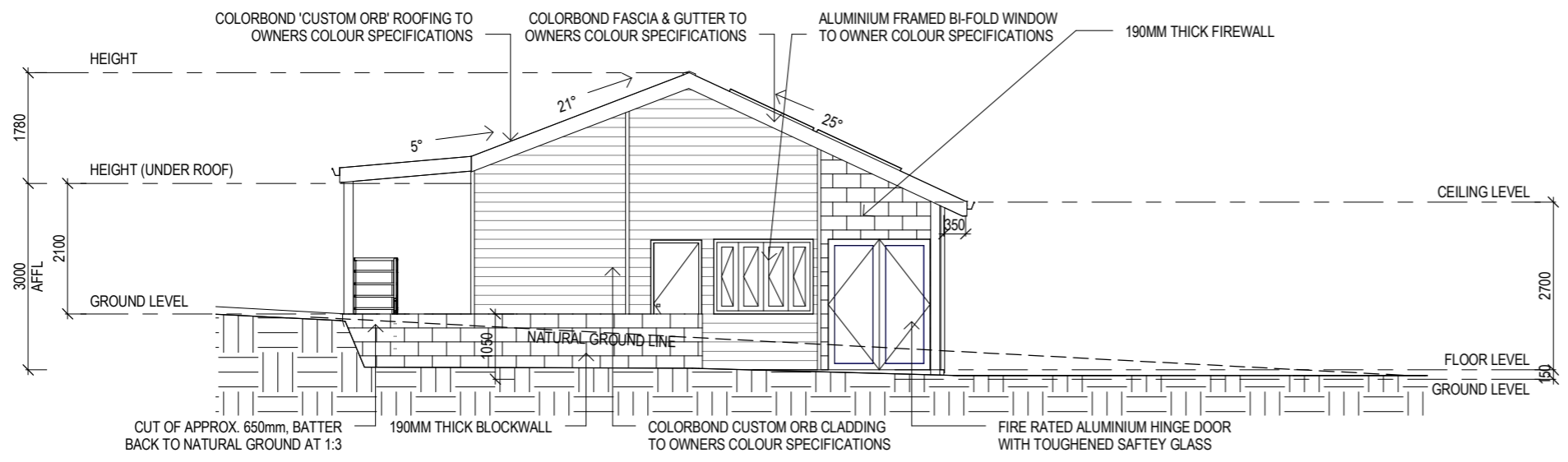
Date Drawn: 07.08.20
 Drawn: G. Lee
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: **J.Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **354020** A05 Rev **A**



NORTH ELEVATION
 SCALE 1:100



EAST ELEVATION
 SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
 TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
 ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 4m/s
- TERRAIN CATEGORY: T2.5 (PS)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

EAVE & SOFFIT CONSTRUCTION
 EAVE WIDTH - REFER TO DESIGN WIND SPEED N3 ELEVATIONS
 SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

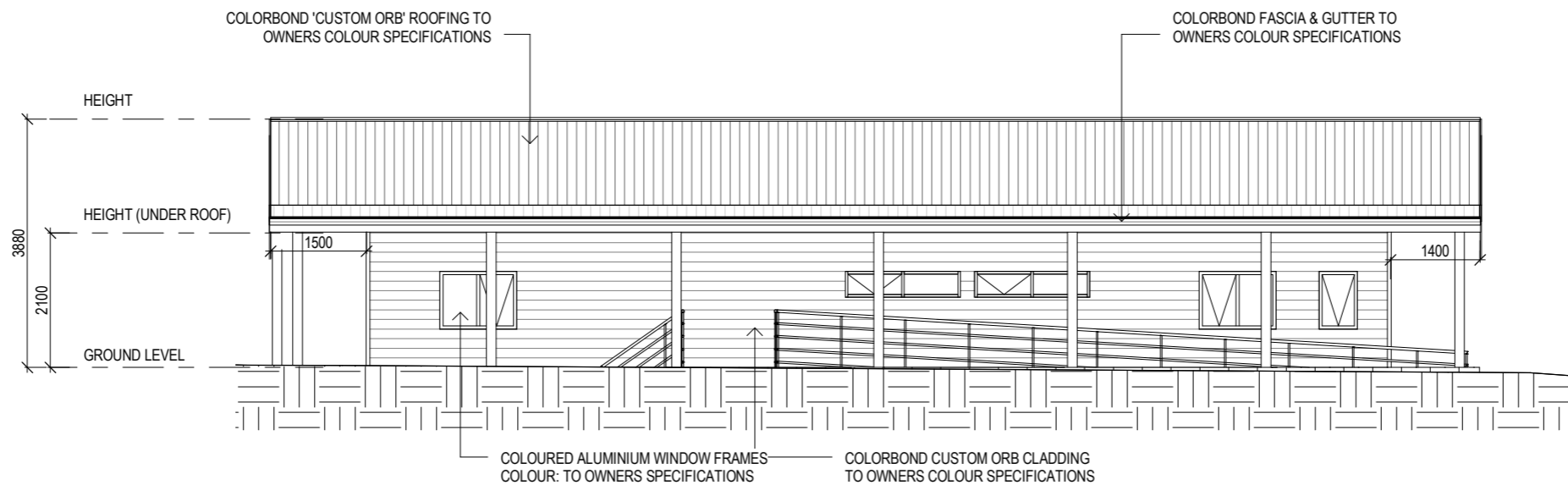
ISSUED FOR APPROVAL

Copyright ©

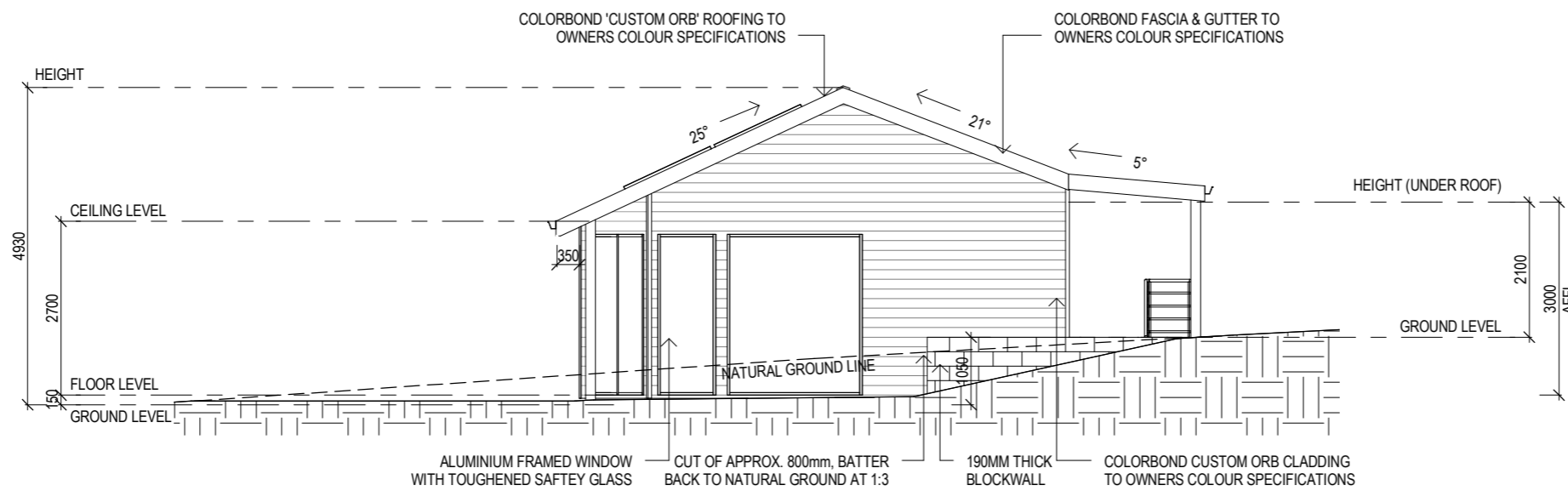
Client: **K. MCLAUCLAN**
 Project: **PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER**
 Address: **LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252**
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



						Date Drawn: 07.08.20
						Drawn: G. Lee
						Checked: A. Taylor
						Approved: J. Pfeiffer
						Scale: As Shown @ A3
A	ISSUED FOR APPROVAL	09.12.20	T.Y	Accredited Building Designer		
-	ISSUED FOR REVIEW	07.08.20	G.L	Designer Name: J.Pfeiffer		
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T		
				Drawing No:	354020	Rev
				A06	A	A



SOUTH ELEVATION
 SCALE 1 : 100



WEST ELEVATION
 SCALE 1 : 100

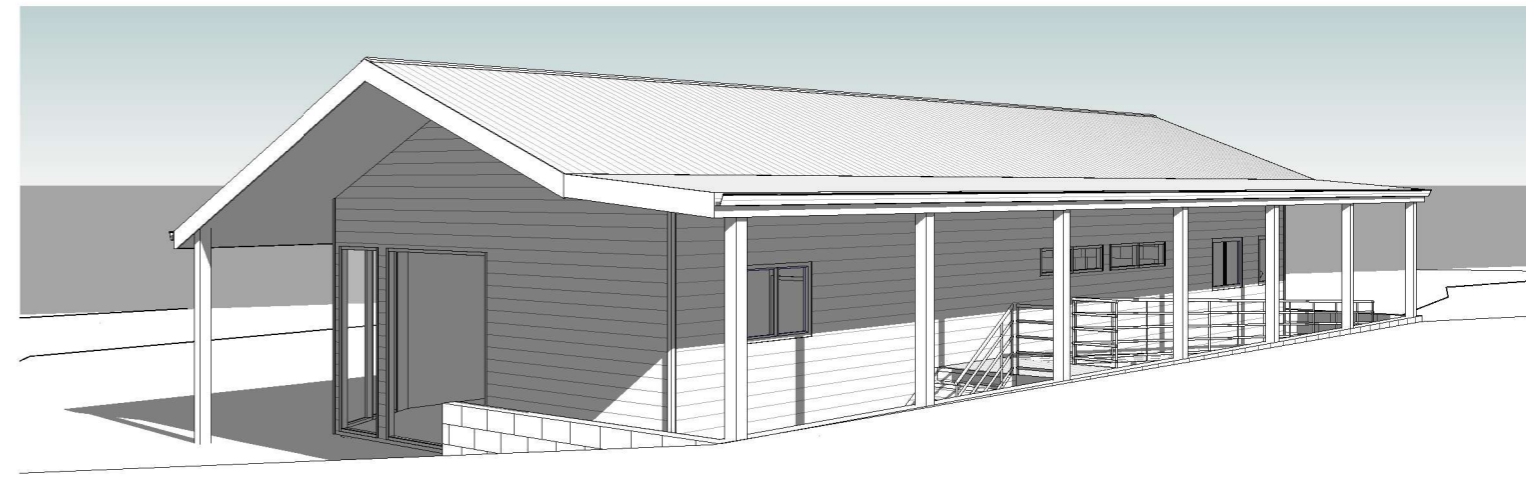
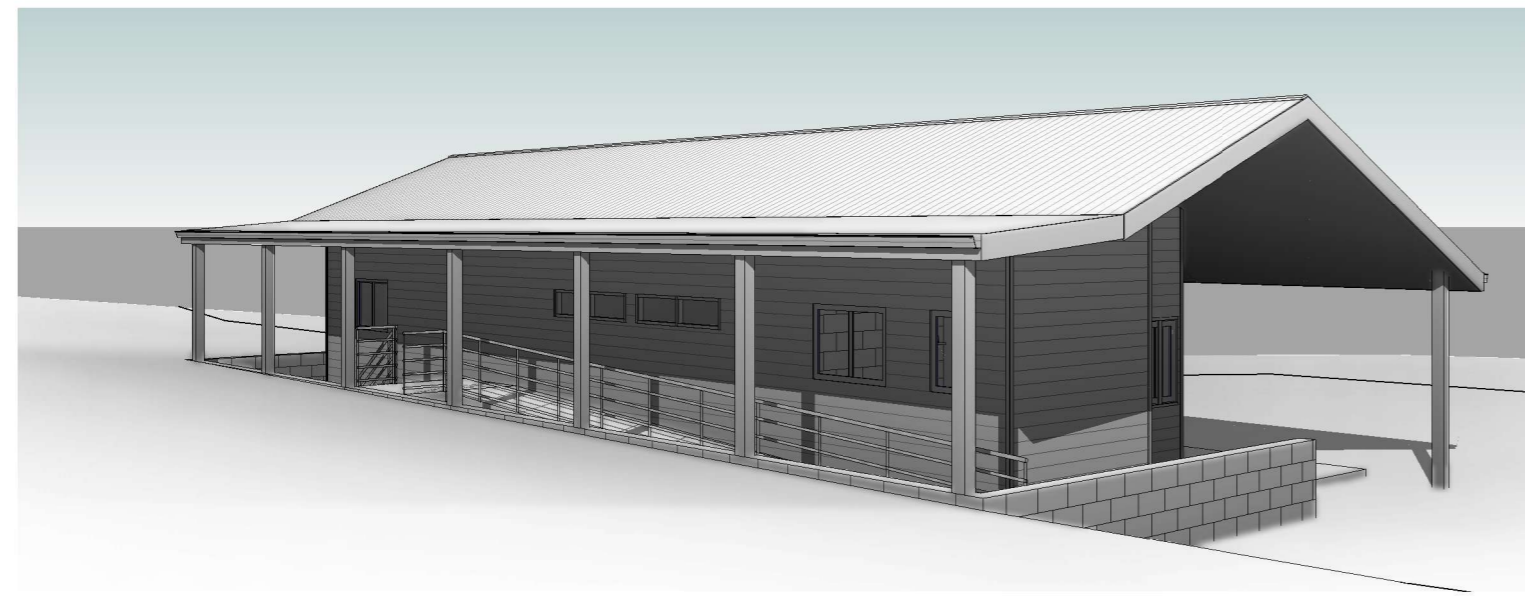
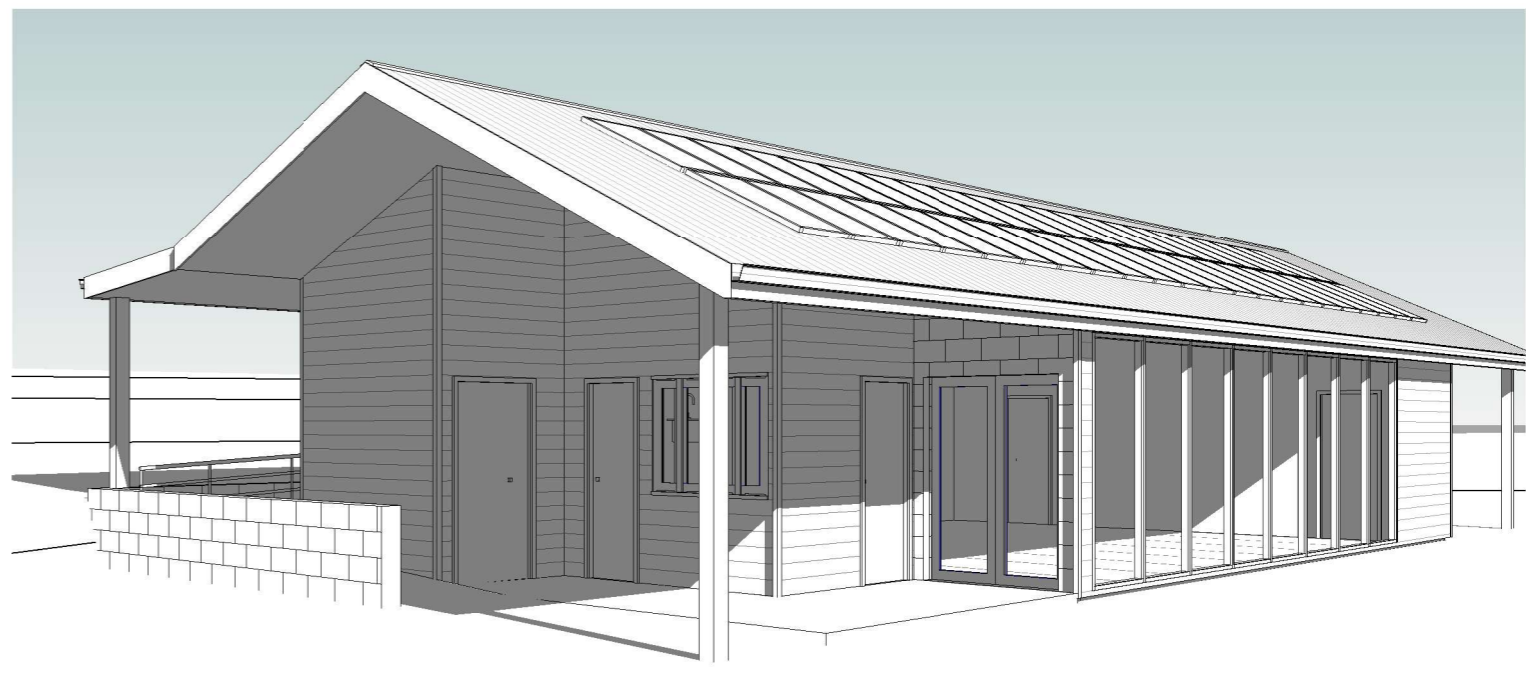
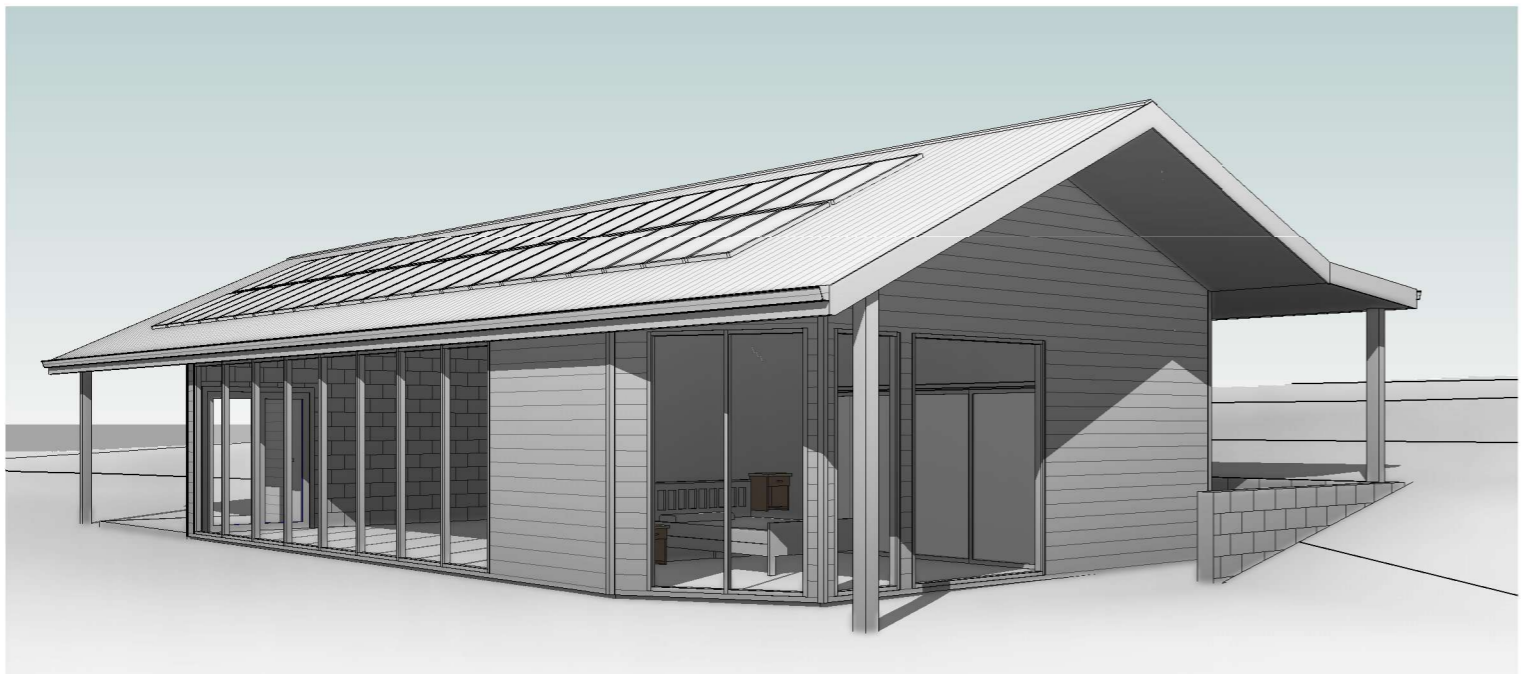
ISSUED FOR APPROVAL

Copyright ©

Client: K. MCLAUHLAN
 Project: PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER
 Address: LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

				Date Drawn: 07.08.20
				Drawn: G. Lee
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
A	ISSUED FOR APPROVAL	09.12.20	T.Y	Accredited Building Designer
-	ISSUED FOR REVIEW	07.08.20	G.L	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: 354020 A07 Rev A



ISSUED FOR APPROVAL

Copyright ©

Client: **K. MCLAUHLAN**
 Project: **PROPOSED BROAD-USAGE MULTIPURPOSE FACILITY CENTER**
 Address: **LOT 201 TAM O'SHANTER RD, LULWORTH TAS 7252**
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

				Date Drawn: 07.08.20
				Drawn: G. Lee
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3

A	ISSUED FOR APPROVAL	09.12.20	T.Y	Accredited Building Designer
-	ISSUED FOR REVIEW	07.08.20	G.L	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: **354020** **A08** Rev **A**