Brighton Council

Document 2 - Supporting Documents

Seymour Street Park Soccer Pavilion – Stage 2

November 2026



Brighton going places

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

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

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

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

Contents

A. Architectural Design Drawings

B. Electrical Services Layout

C. Electrical Services Scope of Works

D. Engineering and Hydraulic Drawings

E. Certificate of Likely Compliance (CLC)

A. Architectural Design Drawings

Date: 8 September 2026

Provided by: AKA Architects

PROJECT INFORMATION

PROJECT:	BRIGHTON STORM PAVILION – STAGE 2	
ADDRESS:	TED JEFFRIES MEMORIAL PARK SEYMOUR STREET, BRIGHTON	
BUILDING TYPE:	Class 10 Community Sports Facility	
OWNER/CLIENT:	BRIGHTON COUNCIL	
ACCREDITED DESIGNER:	Andrew Kerr (CC 6568)	
BUILDING AREAS:	Existing:	236.4m^2
	Proposed:	95.9m^2
	Total enclosed:	332.3m^2

SITE INFORMATION

TITLE:	Folio 1, 2 Volume 171668
SITE AREA:	484,460m^2
WIND CLASSIFICATION:	N2
SOIL CLASSIFICATION:	S
CLIMATE ZONE:	7
BAL RATING:	N/A
ALPINE AREA	N/A
CORROSION ENVIRONMENT:	Low

DRAWING SCHEDULE

		Rev	Date	Issue
WD–00	Cover Page	1	08.09.2026	Certification
WD–01	Precinct Plan	1	08.09.2026	Certification
WD–02	Site Plan	1	08.09.2026	Certification
WD–10	Floor Plan	1	08.09.2026	Certification
WD–11	Demolition Plan	1	08.09.2026	Certification
WD–12	Slab Setout	1	08.09.2026	Certification
WD–13	Floor Plan	1	08.09.2026	Certification
WD–14	Reflected Ceiling Plan	1	08.09.2026	Certification
WD–15	Roof Plan	1	08.09.2026	Certification
WD–20	Elevations	1	08.09.2026	Certification
WD–21	Elevations	1	08.09.2026	Certification
WD–30	Sections	1	08.09.2026	Certification
WD–31	Construction Details	1	08.09.2026	Certification
WD–32	Construction Details	1	08.09.2026	Certification
WD–40	Detail Plan: Referee	1	08.09.2026	Certification
WD–41	Detail Plan: Change Amenities	1	08.09.2026	Certification
WD–42	Detail Plan: Change 3	1	08.09.2026	Certification
WD–50	Window Schedule	1	08.09.2026	Certification
WD–51	Door Schedule	1	08.09.2026	Certification
WD–52	Specification: Wet Areas	1	08.09.2026	Certification
WD–53	Specification: Construction	1	08.09.2026	Certification
WD–54	Fixtures	1	08.09.2026	Certification
WD–55	Material & Colours: Internal	1	08.09.2026	Certification
WD–56	Materials & Colours: External	1	08.09.2026	Certification

NOTES

All works are to comply with the NCC and current Australian Standards.

The Contractor is to ensure:

They hold the appropriate licenses to carry out the works.

All approvals are in place prior to commencing works.

All conditions of associated certifications are adhered to, including but not limited to:
- Certificate of Likely Compliance
- Certificate of Certifiable Work
- Planning Permit
- Building Permit
- Plumbing Permit

The Contractor shall:

Identify and locate on–site all existing services and underground infrastructure prior to commencing works.

Verify set out dimensions and levels on–site prior to commencing work. Figured dimensions take precedence over scaled work.

These drawings must not be scaled.

The drawing set must be read and distributed as a whole.

To be read in conjunction with:
Civil Drawings
Structural Drawings
Hydraulic Drawings
Electrical Drawings
Landscape Design
Door Hardware Schedule
All relevant reports & certifications.

Any discrepancy, error, or omission shall be reported to the Superintendent and Architect before proceeding with work.

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BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	COVER PAGE		GW / AK DB / CB	1 08.09.2026 Certification
Client	Project	Drawing	Scale		Rev Date Issue

WD–00
Drawing No.

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.



NOTES

Contours at 1m

Title: 171668/1, 171668/2
Council: Brighton
Zone: Recreation
Overlays: Priority Vegetation Area

Site Area: 48.446 HA

To be read in conjunction with:
Civil Drawings
Hydraulic Drawings
Electrical Drawings

www.aka-architects.com.au	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au	ANDREW KERR CC 6568	BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	PRECINCT PLAN	1:750 @ A3	GW / AK	1 08.09.2026 Certification
	Contact	Accredited Designer	Client	Project	Drawing	Scale	DB / CB	Rev Date Issue

WD-01
Drawing No.

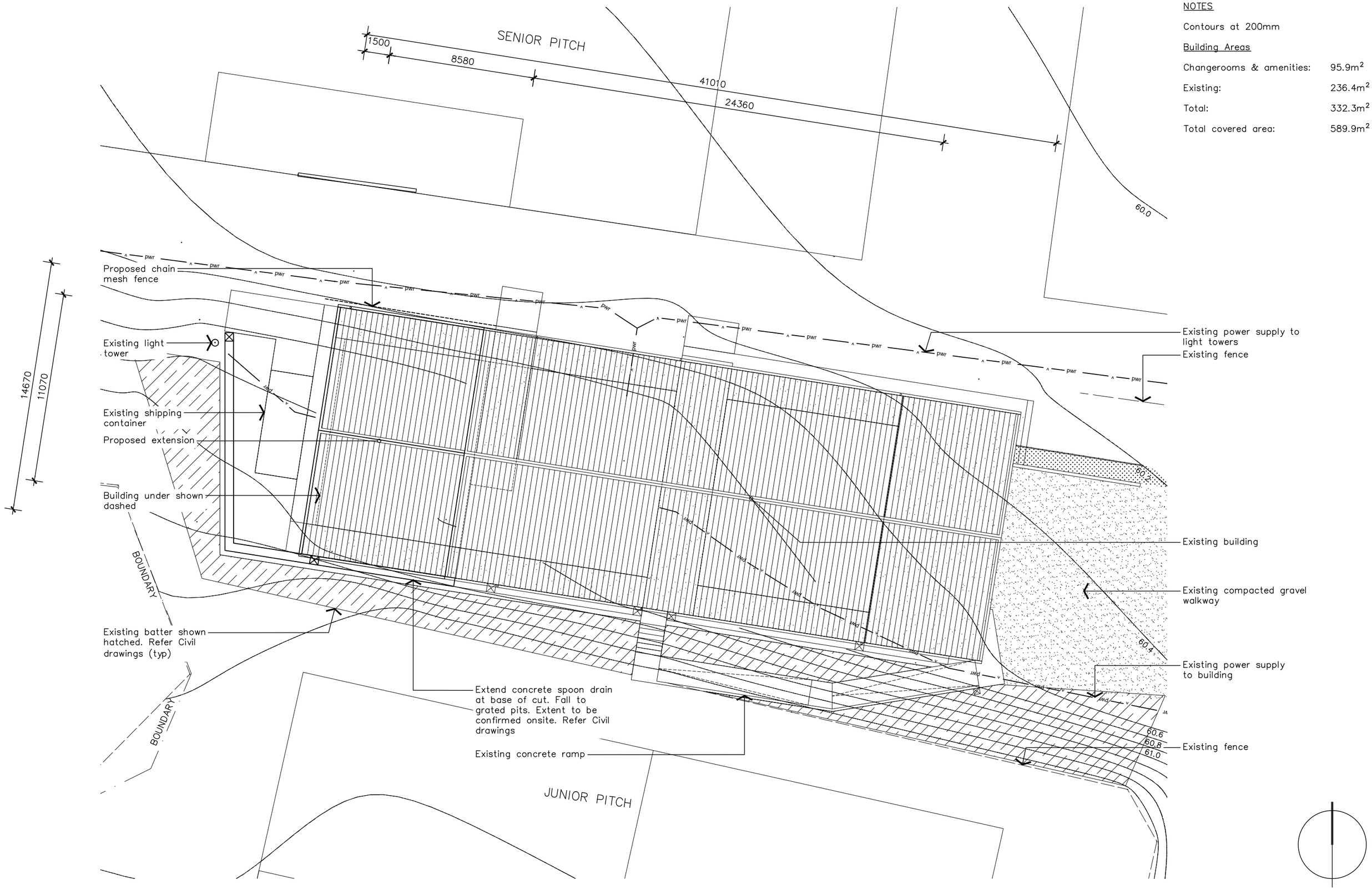
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NOTES

Contours at 200mm

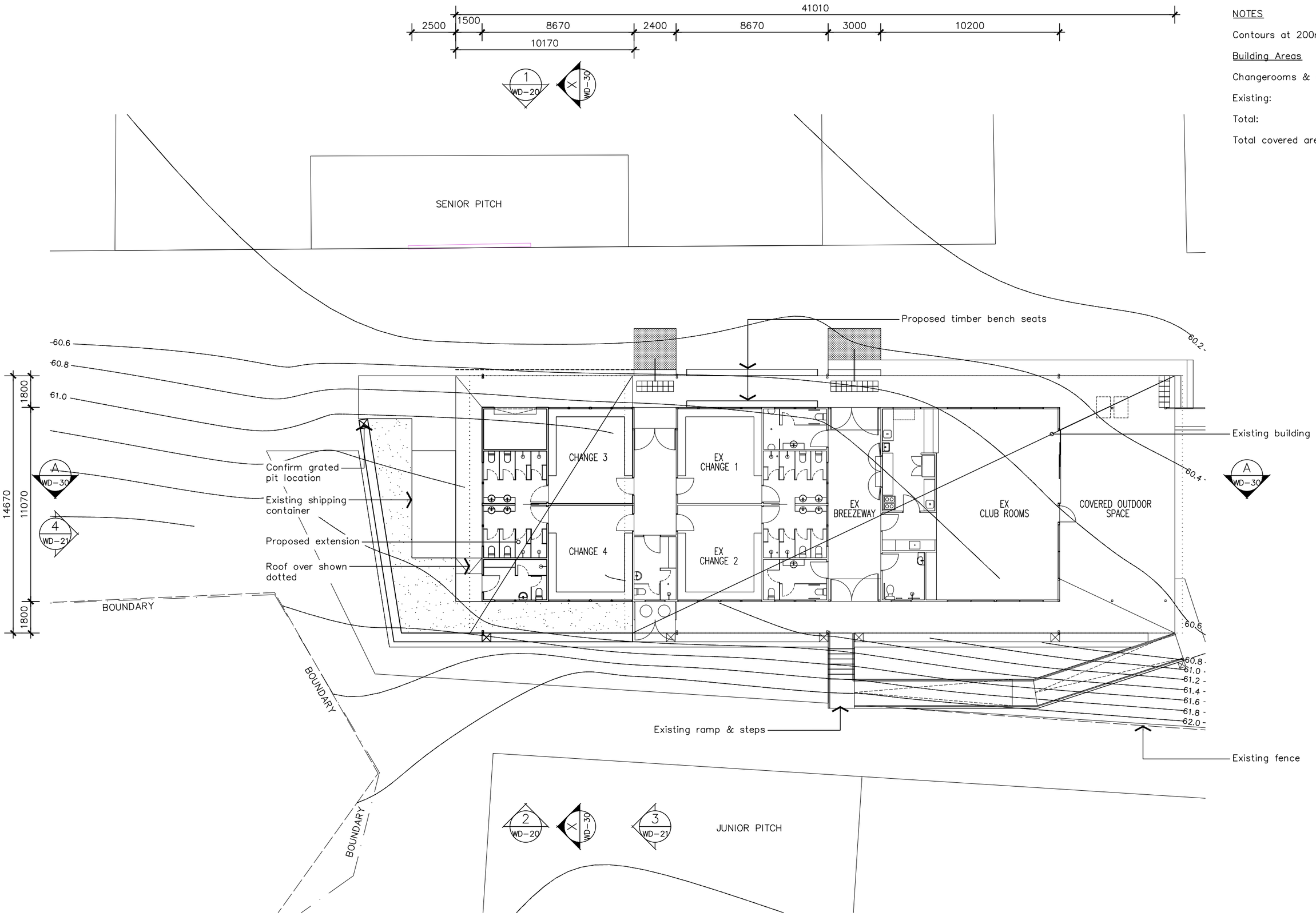
Building Areas

Changerooms & amenities:	95.9m²
Existing:	236.4m²
Total:	332.3m²
Total covered area:	589.9m²



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	Contact	Accredited Designer	Client	Project	Drawing	Scale		Rev Date Issue	Drawing No.

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NOTES

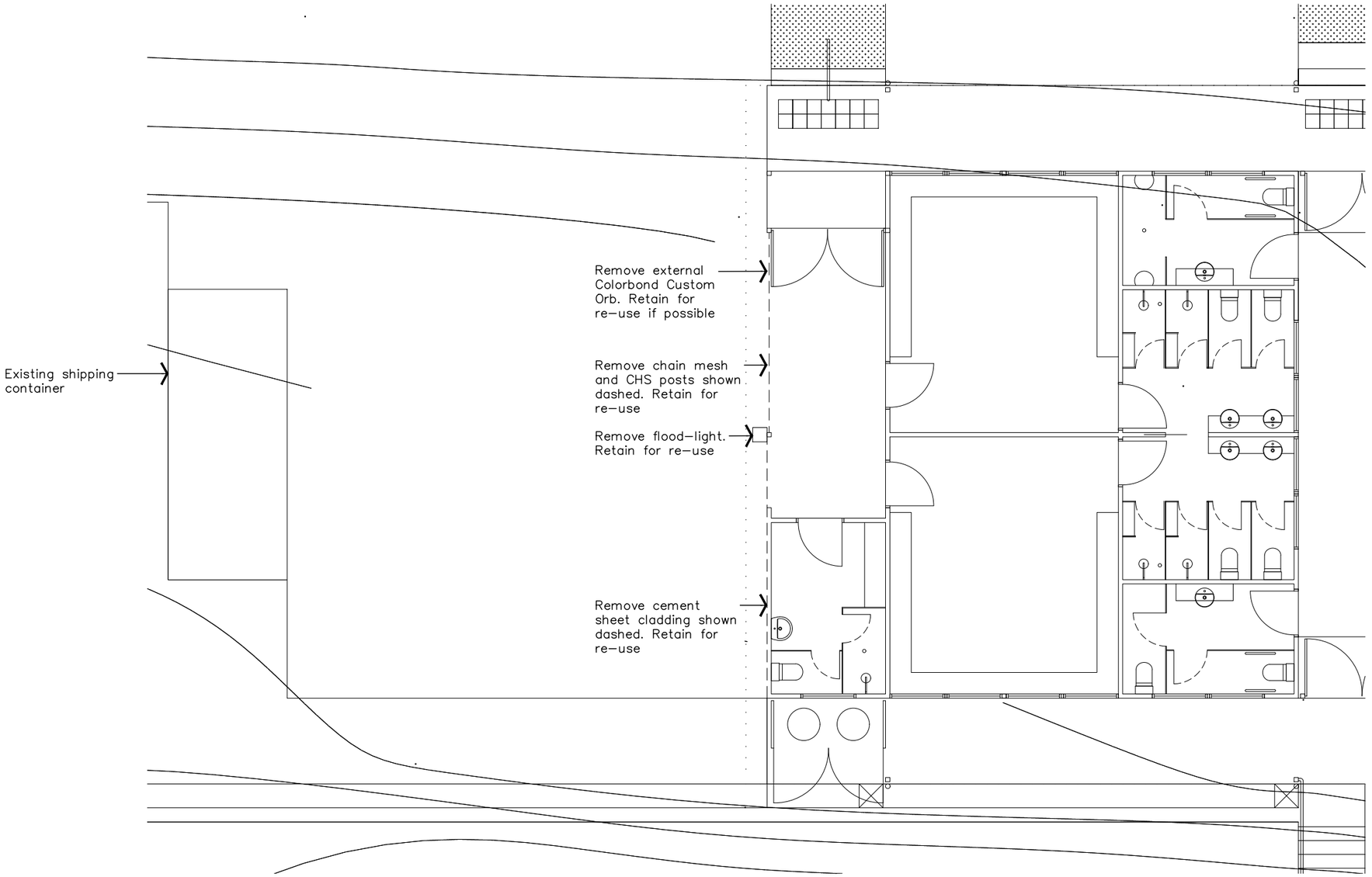
Contours at 200mm

Building Areas

Changerooms & amenities:	95.9m^2
Existing:	236.4m^2
Total:	332.3m^2
Total covered area:	589.9m^2

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	Contact	Accredited Designer	Client	Project	Drawing	Scale			Drawing No.

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NOTES

Confirm the extent of all demolition works onsite prior to commencing work.

Provide adequate structural support during demolition and for future use.

Make good all floors, walls, ceilings and roof where demolition occurs.

Retain existing doors, windows, trim, materials fixtures & fittings at owners request.

Remove existing redundant electrical fixtures at owners request.

Cap and make good all redundant services.

Confirm with client items to be salvaged and retained.

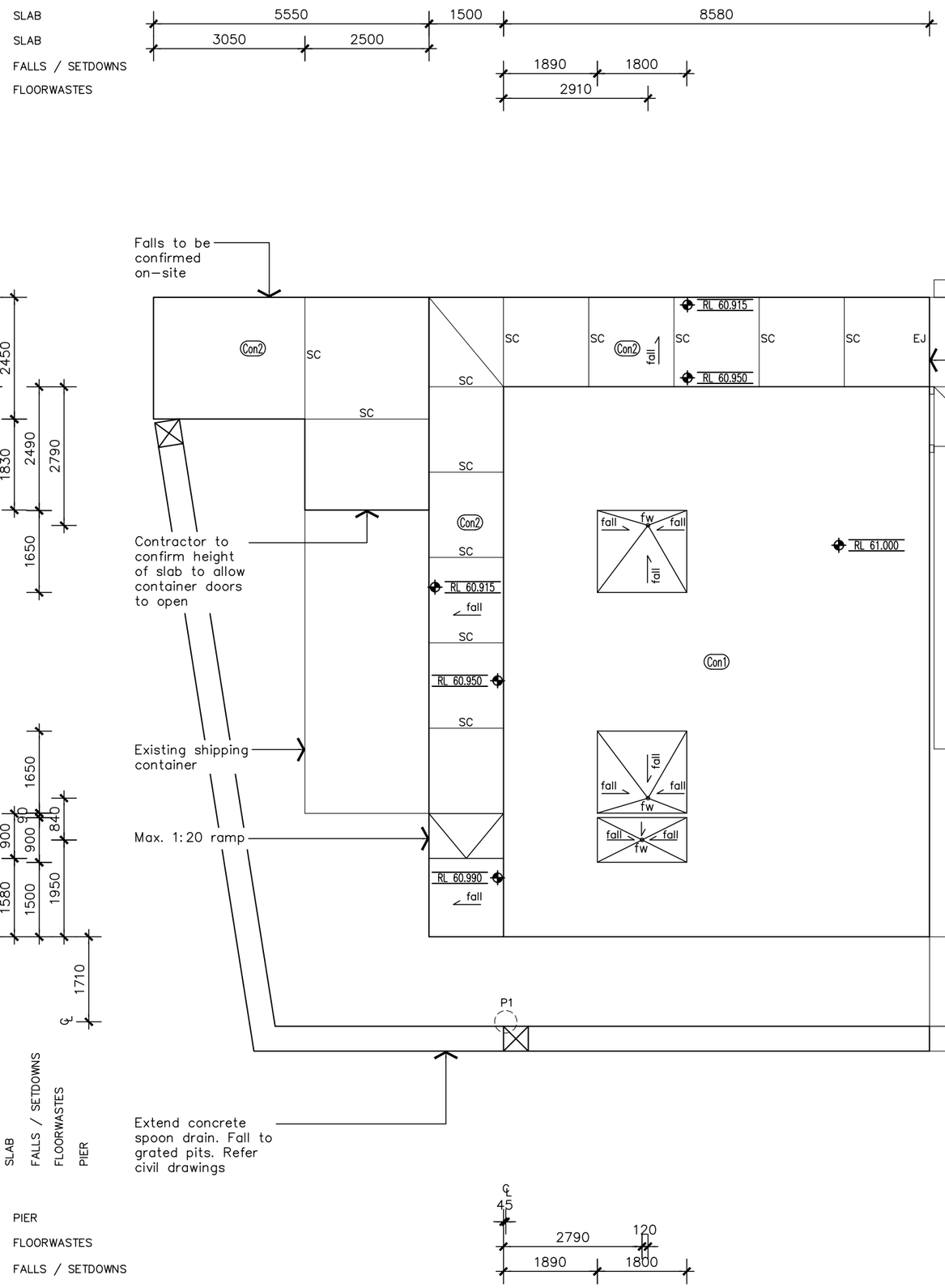
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BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	DEMOLITION PLAN	1:100 @ A3	GW / AK	1	08.09.2026	Certification	WD–11
Client	Project	Drawing	Scale	DB / CB	Rev	Date	Issue	Drawing No.

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NOTES

LEGEND

fw Floor waste.
Fall floor to waste.
1:60 – 1:80 in showers.

SC Saw-cut joint.
Refer to engineer details.

EJ Expansion joint.
Refer to engineer details.

P1 450 dia bored pier.

MATERIALS LEGEND

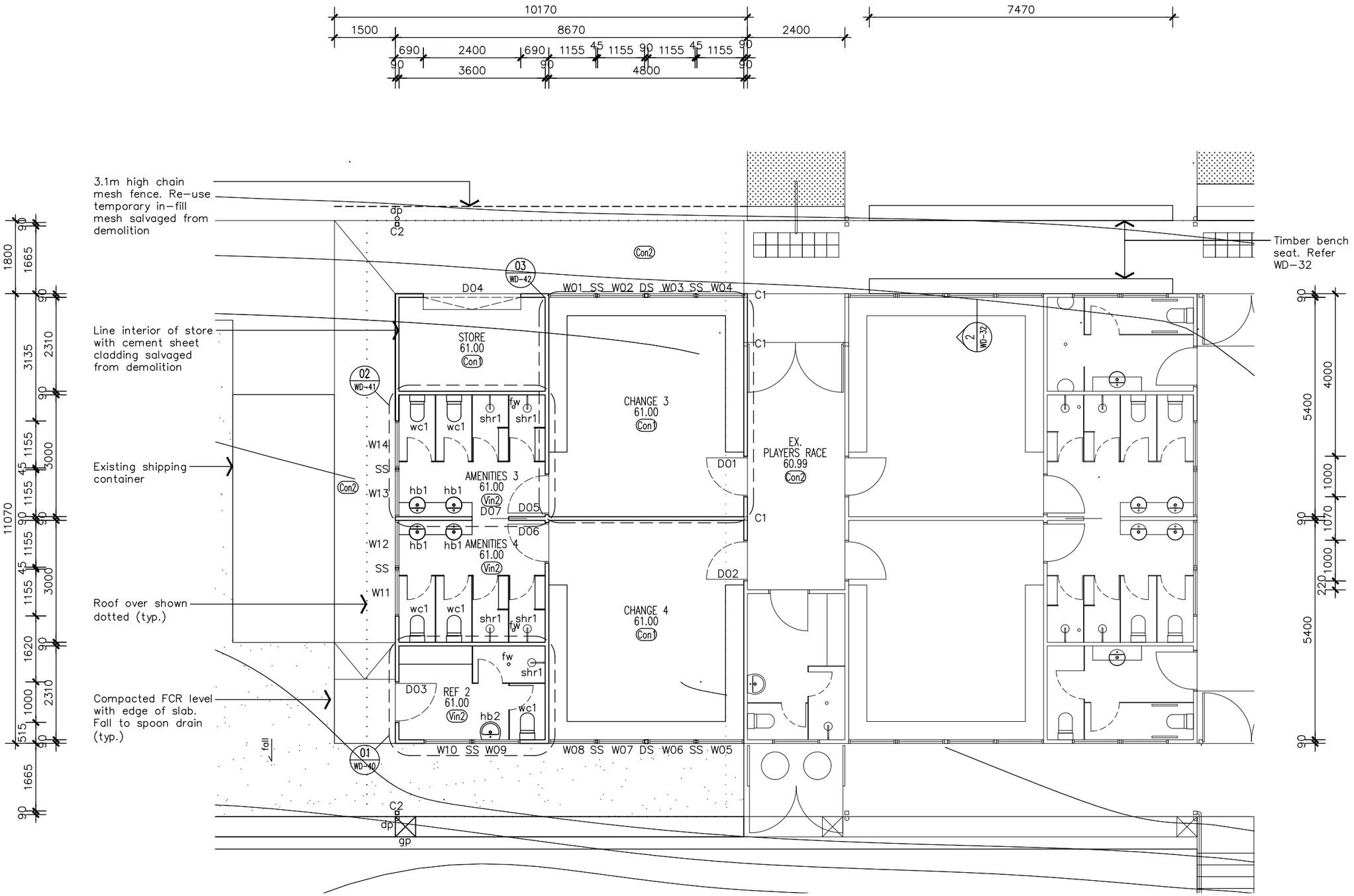
Con1 Concrete.
Steel trowel finish.
Sikafloor 264T epoxy.
R10 slip resistance.

Con2 Concrete
Wooden/mag float finish.

Finish of all slabs to be confirmed.

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	Contact	Accredited Designer	Client	Project	Drawing	Scale			Drawing No.

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NOTES

Portable Fire Extinguishers are to be selected and installed in accordance with AS2444–2001.

External steelwork to be protected to C3 corrosivity level.

Wet areas to comply with AS. 3740.

MR plasterboard to wet areas.

9mm HWD ply lining to stud walls in change rooms with type 'g' bracing. Refer structural drawings

LEGEND

dp	100mm pvc downpipe. Connect to stormwater.
gp	Grated pit
C1	Existing 89x3.5 SHS column
C2	2/90x45 HWD column. Aris edges, oil finish
DS	Double stud
SS	Single stud
wc1	Toilet
hb1	Hand basin: semi recessed
hb2	Hand basin: wall
shr1	Shower
fw	Floor waste

MATERIALS LEGEND

Con1	Concrete. Sikafloor 264T epoxy. R10 slip resistance.
Con2	Concrete Wooden/mag float finish.
Vin2	Commercial grade vinyl, coved cornices. R10 slip resistance, barefoot.

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BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	FLOOR PLAN	1:100 @ A3	GW / AK DB / CB	1 08.09.2026 Certification Rev Date Issue
Client	Project	Drawing	Scale		Drawing No. WD–13

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

NOTES

All exit and emergency lighting to AS/NZS 2293.1–2018.

MR plasterboard to wet areas including amenities, cleaners and bar.

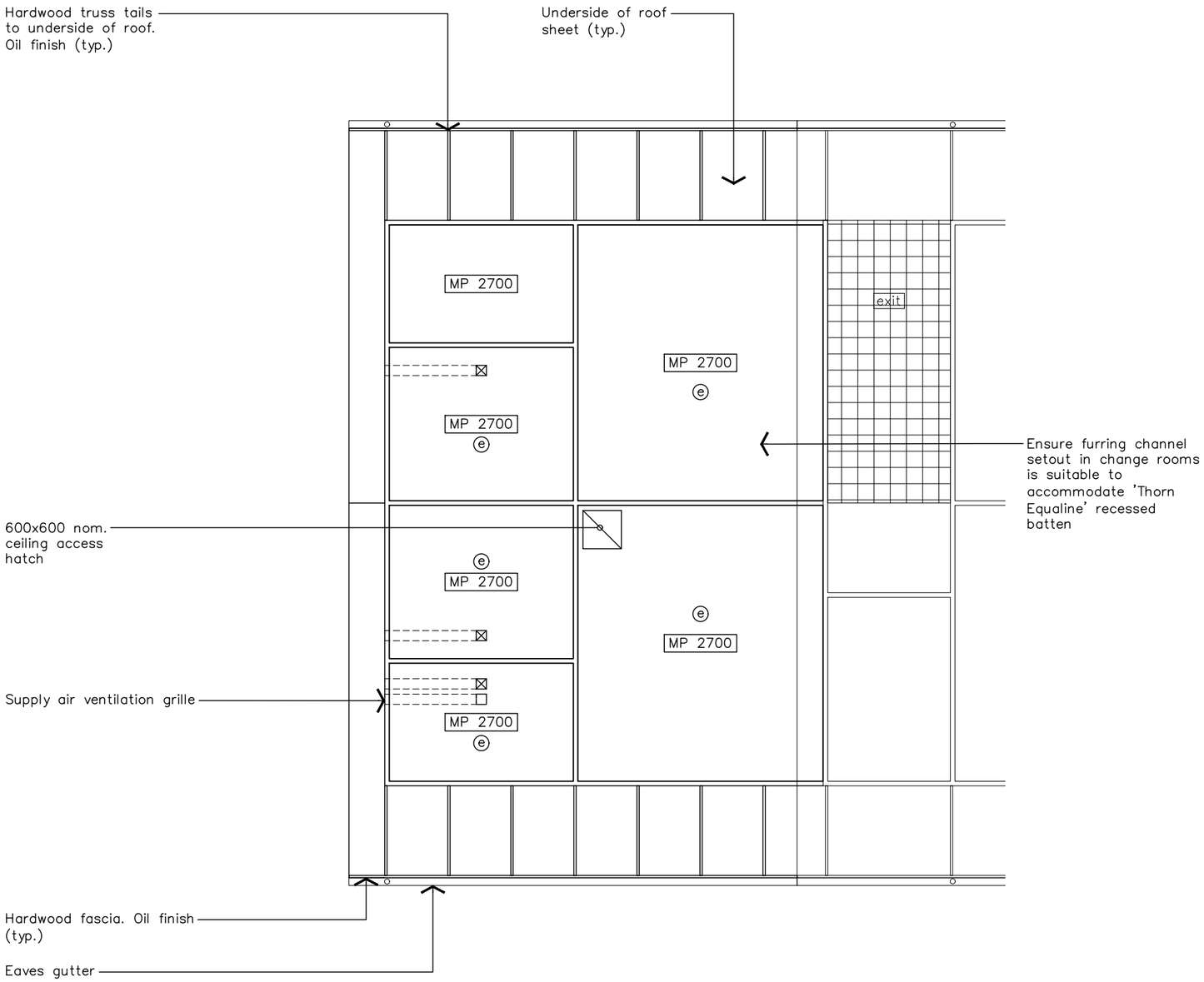
LEGEND

MP Moisture resistant plasterboard fixed to furring channel. Paint finish

⊠ IP rated ceiling exhaust fan. Duct to outside through wall vent

ⓔ Emergency lighting

exit Illuminated exit sign



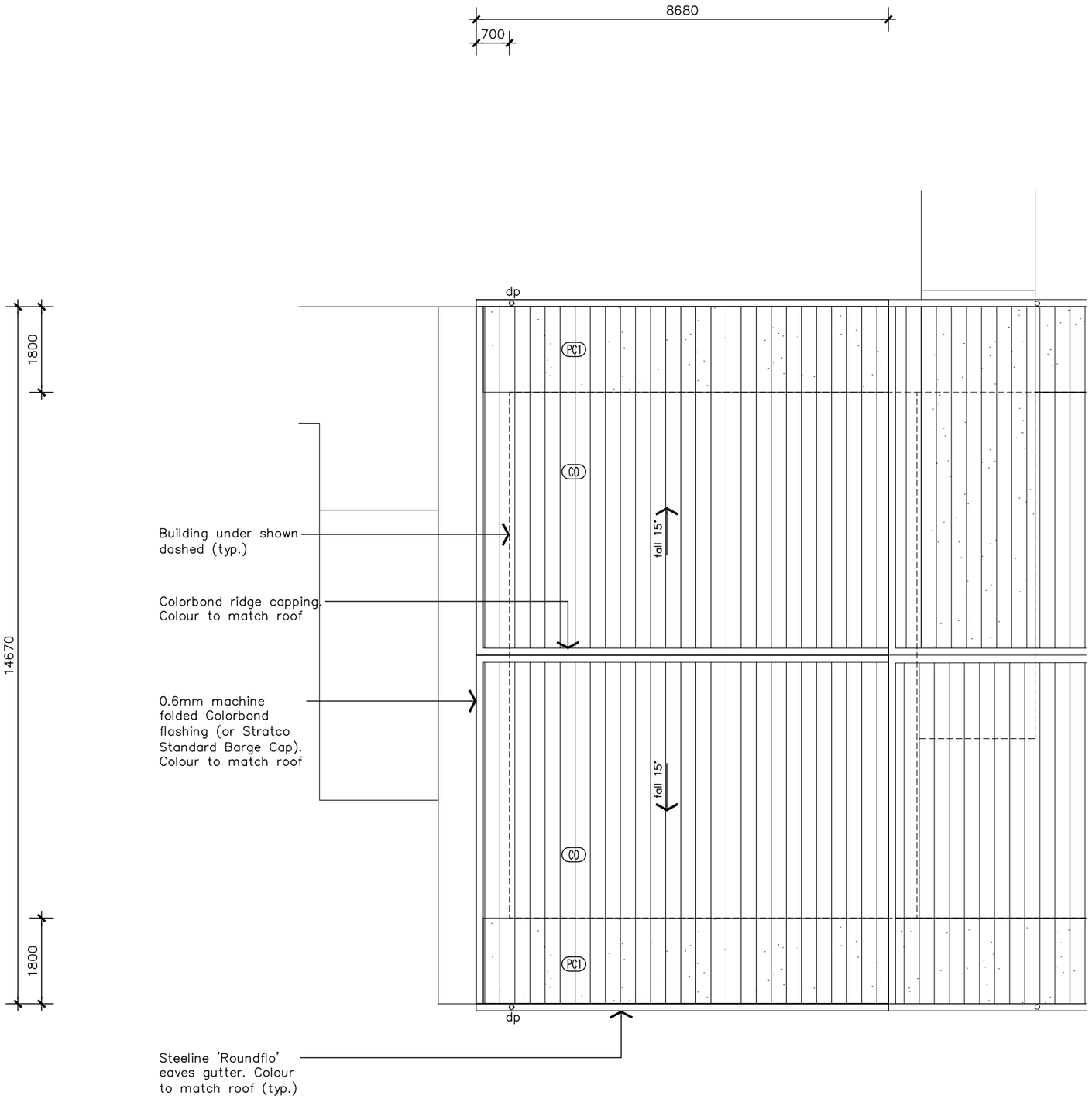
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BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	REFLECTED CEILING PLAN	1:100 @ A3	GW / AK	1 08.09.2026 Certification	WD–14
Client	Project	Drawing	Scale	DB / CB	Rev Date Issue	Drawing No.

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NOTES

Provide all necessary flashings, cappings, gutter, outlets, downpipes, overflows, and the like to complete the roof system.

Install safety mesh to AS.1562.3–1996 to polycarb roofs where fall is >3000 AGL.

Hardwood roof battens to be used under roofing where exposed from the underside.

LEGEND

dp 100mm pvc downpipe. Connect to stormwater.

CO Colorbond Custom Orb roof sheeting. 15 deg. fall as indicated. 'Surfmist' colour

PC1 Laserlite Custom Orb roof sheeting. 15 deg. fall as indicated. 'Opal' colour

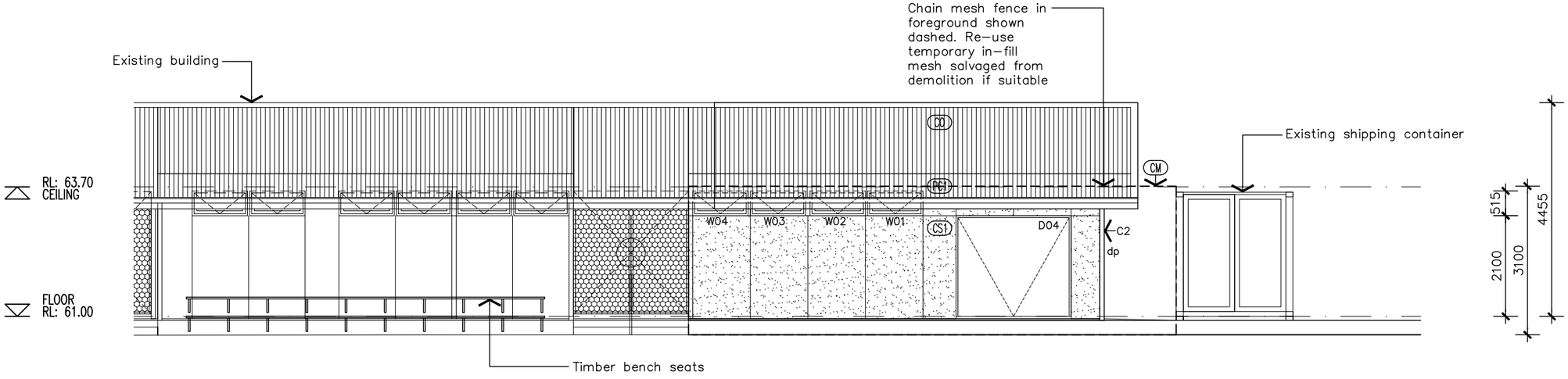
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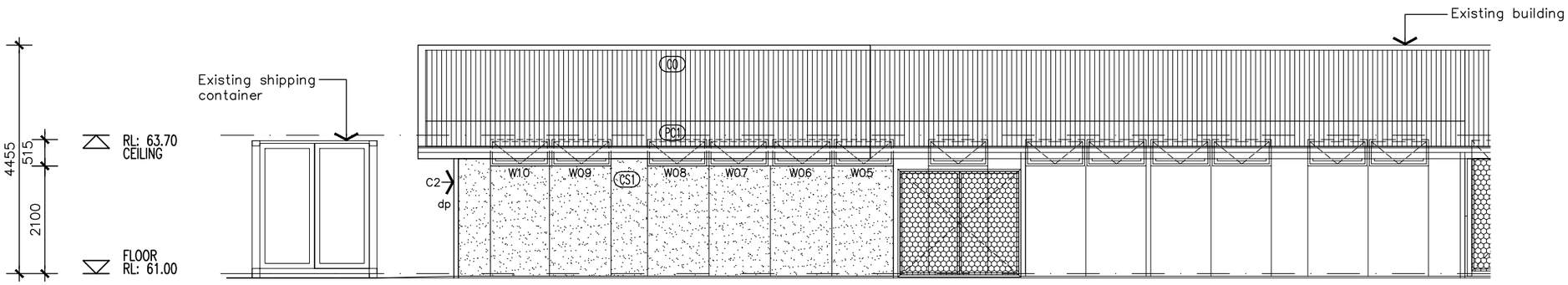
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Client	Project	Drawing	Scale		Rev	Date	Issue	Drawing No.
BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	ROOF PLAN	1:100 @ A3	GW / AK DB / CB	1	08.09.2026	Certification	WD–15

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1 / WD-10 ELEVATION – NORTH
1:100



2 / WD-10 ELEVATION – SOUTH
1:100

NOTES

External cladding shall be an approved system and installed in accordance with manufacturer's specifications. Flashings to be installed at openings, corners and junctions of different materials.

LEGEND

CO Colorbond Custom Orb. 'Shale Grey'

CS1 Cement sheet cladding. Cemintel 'Barestone' Prefinished Panel. 'Original' Anti Graffiti clear coat

CM Chain wire mesh on frame. Mesh aperture nom. 50mm Wire diameter 3.15mm Galvanised finish

PC1 Laserlite polycarbonate. Custom Orb profile 'Opal'

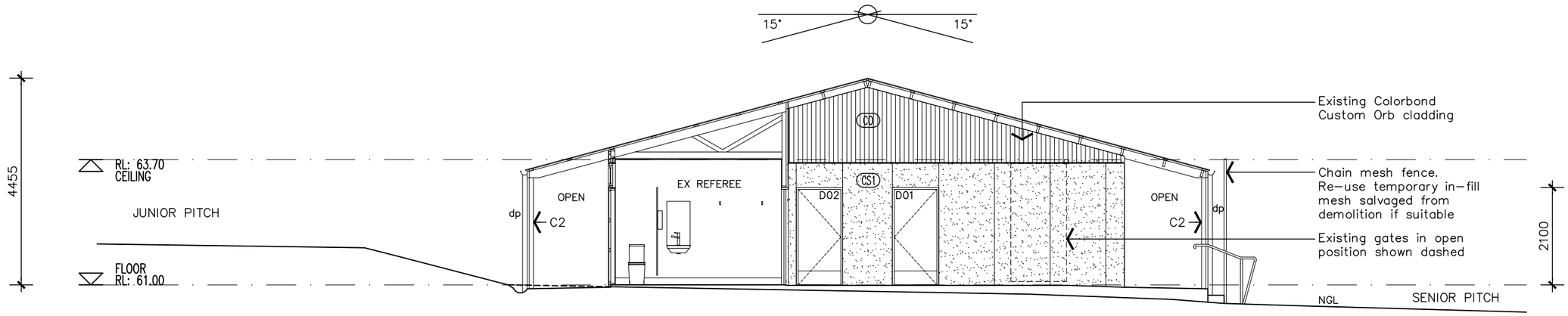
dp Downpipe

C2 2/90x45 HWD column. Aris edges, oil finish

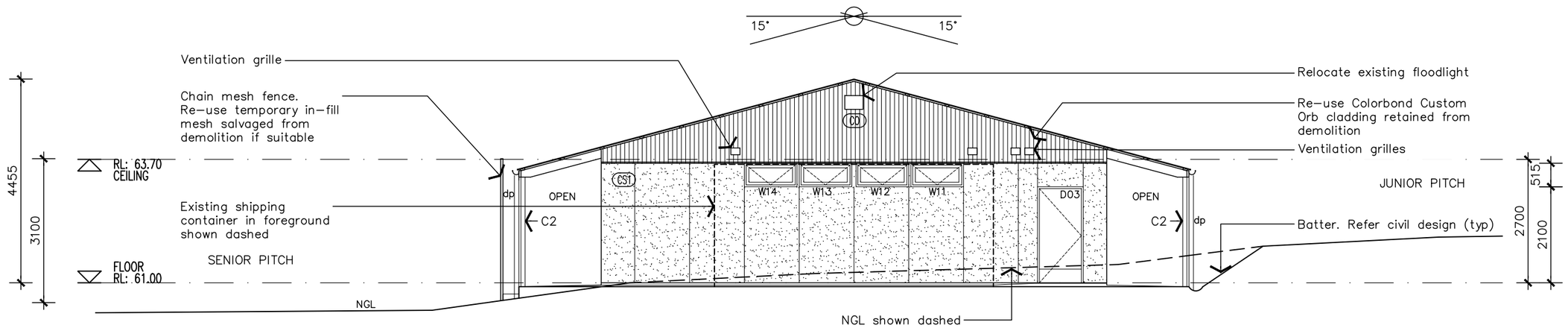
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BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	ELEVATIONS	1:100 @ A3	GW / AK	1	08.09.2026	Certification	WD–20
Client	Project	Drawing	Scale	DB / CB	Rev	Date	Issue	Drawing No.

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3 / WD-10 ELEVATION – EAST
1:100



4 / WD-10 ELEVATION – WEST
1:100

NOTES

External cladding shall be an approved system and installed in accordance with manufacturer's specifications. Flashings to be installed at openings, corners and junctions of different materials.

LEGEND

CO Colorbond Custom Orb.
'Shale Grey'

CS1 Cement sheet cladding.
Cemintel 'Barestone'
Prefinished Panel. 'Original'
Anti Graffiti clear coat

CM Chain wire mesh on frame.
Mesh aperture nom. 50mm
Wire diameter 3.15mm
Galvanised finish

PC1 Laserlite polycarbonate.
Custom Orb profile
'Opal'

dp Downpipe

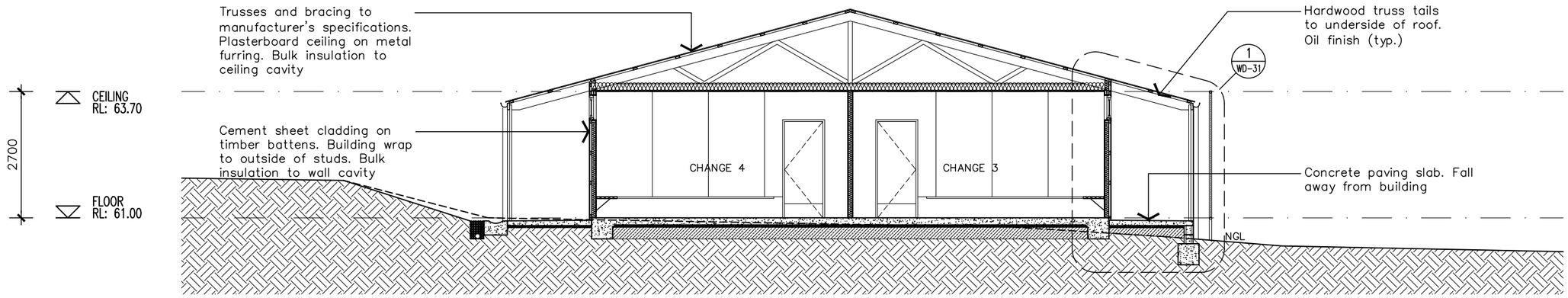
C2 2/90x45 HWD column. Aris edges, oil finish

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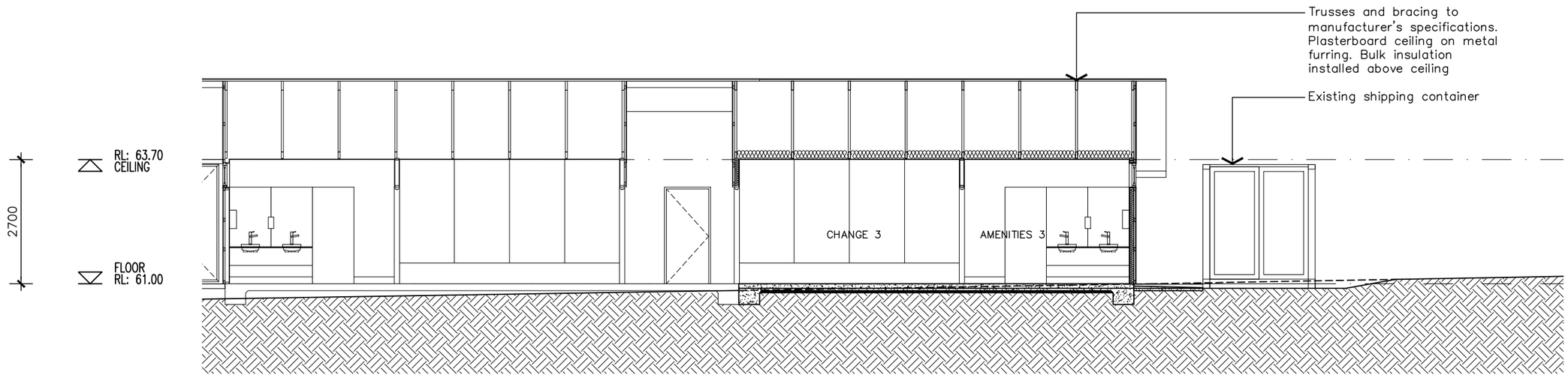
BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	ELEVATIONS	1:100 @ A3	GW / AK	WD–21
Client	Project	Drawing	Scale	DB / CB	Drawing No.

Rev	Date	Issue
1	08.09.2026	Certification

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X SECTION X–X
WD-10 1:100



A SECTION A–A
WD-10 1:100

NOTES

External cladding shall be an approved system and installed in accordance with manufacturer's specifications. Flashings to be installed at openings, corners and junctions of different materials.

Wet areas to comply with AS3740.

Moisture resistant plasterboard to wet areas.

Coved waterproofing junction between floor and wall to wet areas throughout. Refer notes

INSULATION + CONDENSATION CONTROL

Generally installed to BCA and Bradford safety and installation guidelines.

External framed walls:

R 2.0 wall batt bulk insulation to wall cavity. ProctorWrap RW vapour permeable building wrap to outside of studs. Building wrap to be overlapped 150mm. Vertical joins to be overlapped, higher over lower, min 300mm. Ensure all overlaps, joints, penetrations and damage is taped to be air tight. All external claddings to be battened off to allow moisture to escape.

Truss & Pitched Roof:

Bradford Enviroseal (or similar) non–porous vapour permeable roof sarking installed over battens from ridge to gutter.
Provide roof ventilation through eave vents.

R4.1 ceiling batt bulk insulation installed above ceiling. Ensure 25mm min. air cavity between sarking and bulk insulation.

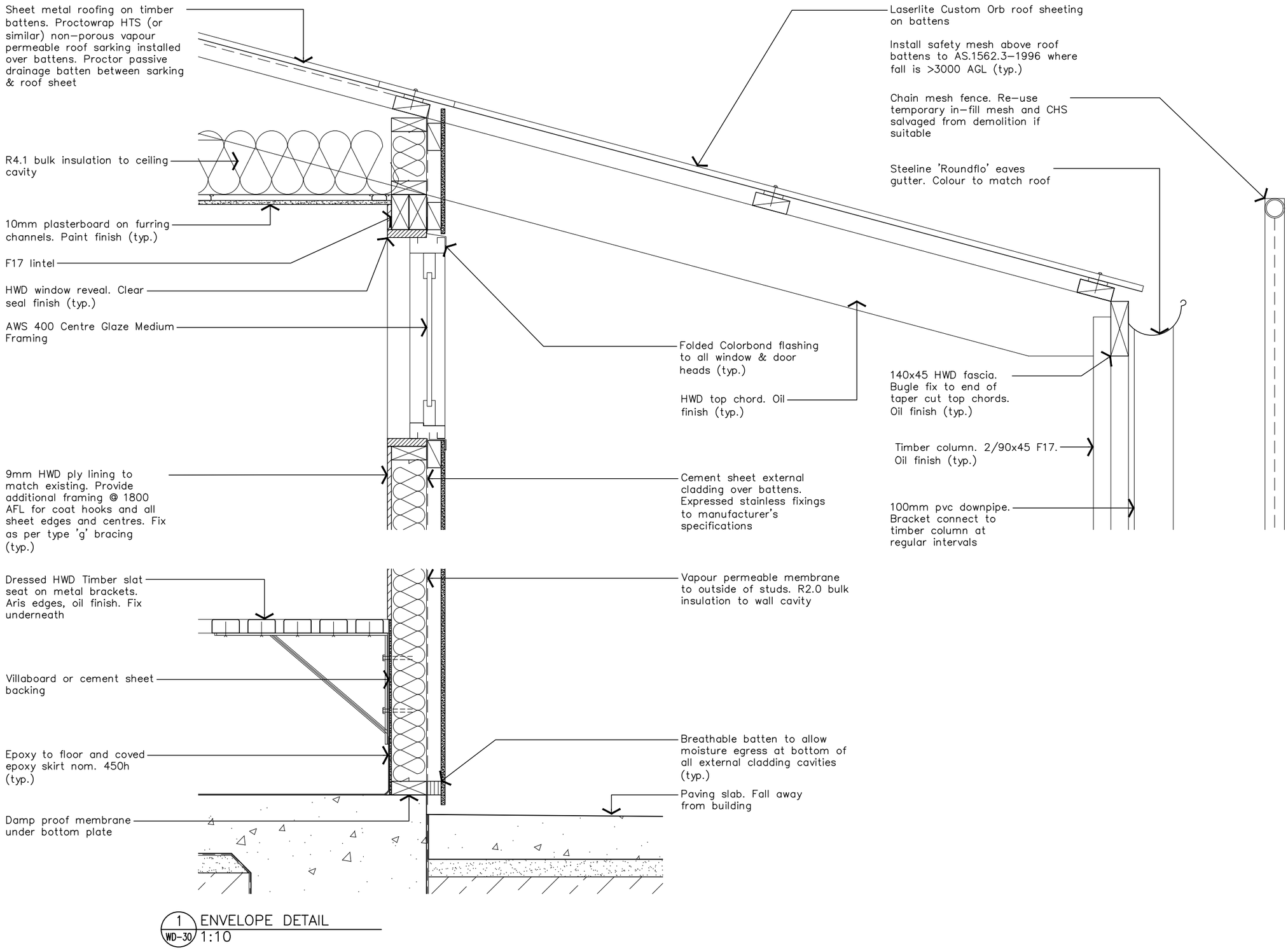
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Client	Project	Drawing	Scale		Rev	Date	Issue	Drawing No.
BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	SECTIONS	1:100 @ A3	GW / AK DB / CB	1	08.09.2026	Certification	WD–30

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1 WD-30 ENVELOPE DETAIL
1:10

NOTES

External cladding shall be an approved system and installed in accordance with manufacturer's specifications. Flashings to be installed at openings, corners and junctions of different materials.

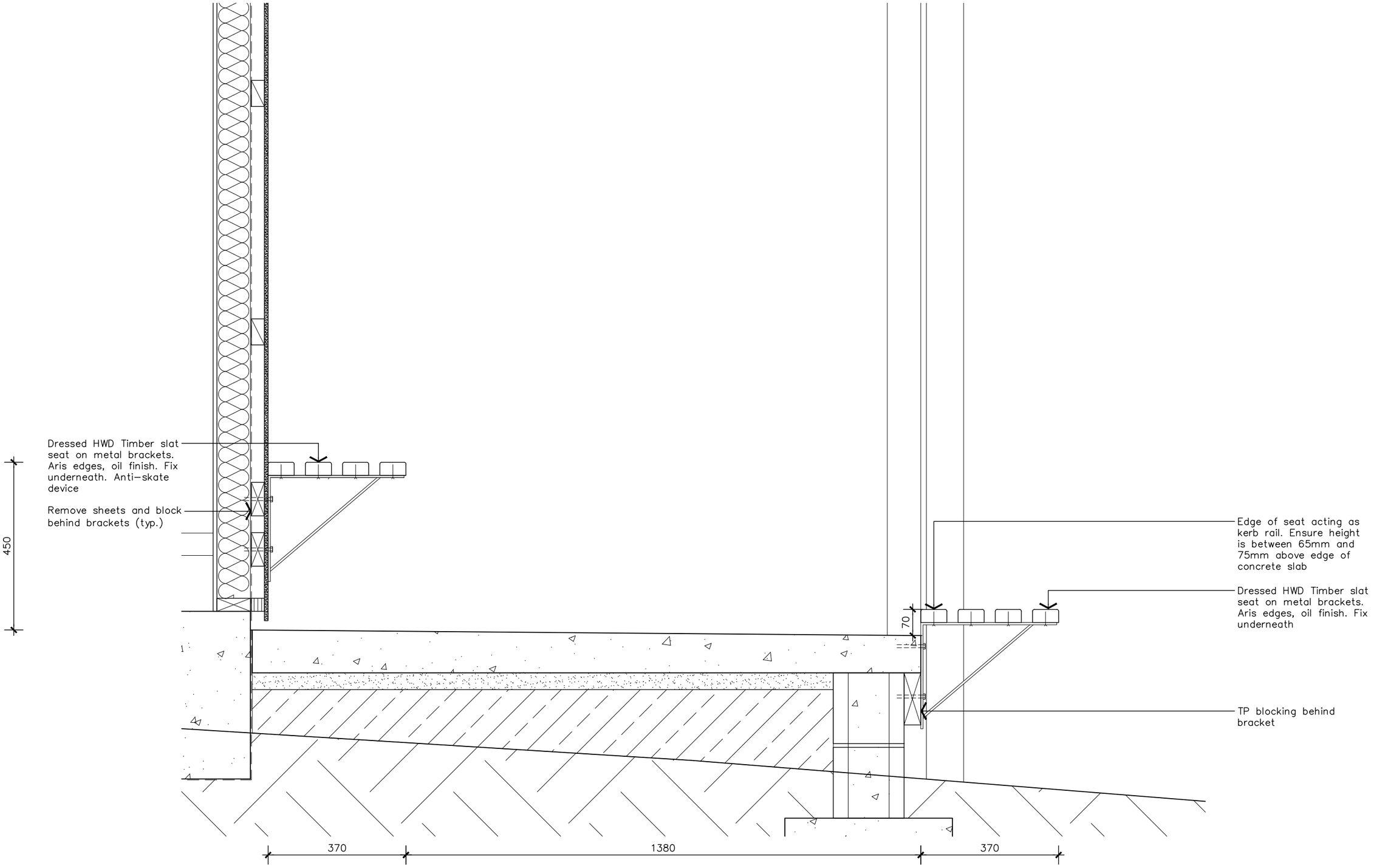
INSULATION + CONDENSATION CONTROL

Generally installed to BCA and Bradford safety and installation guidelines.

Install air tightness and vapour control layer to all ceilings and walls.

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	Contact	Accredited Designer	Client	Project	Drawing	Scale	DB / CB	Rev Date Issue	Drawing No.

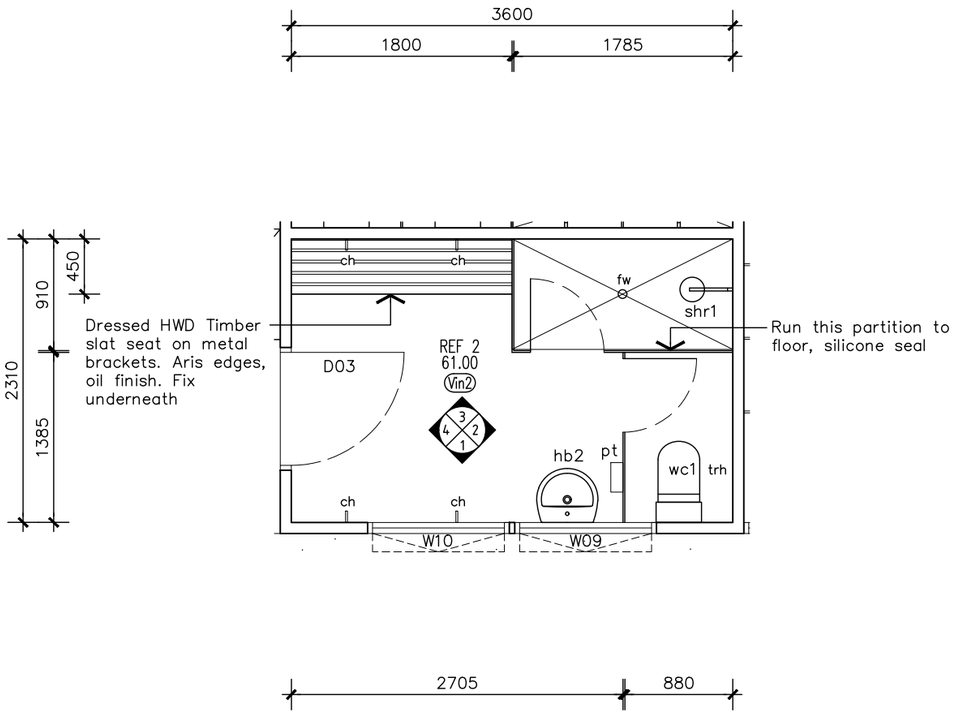
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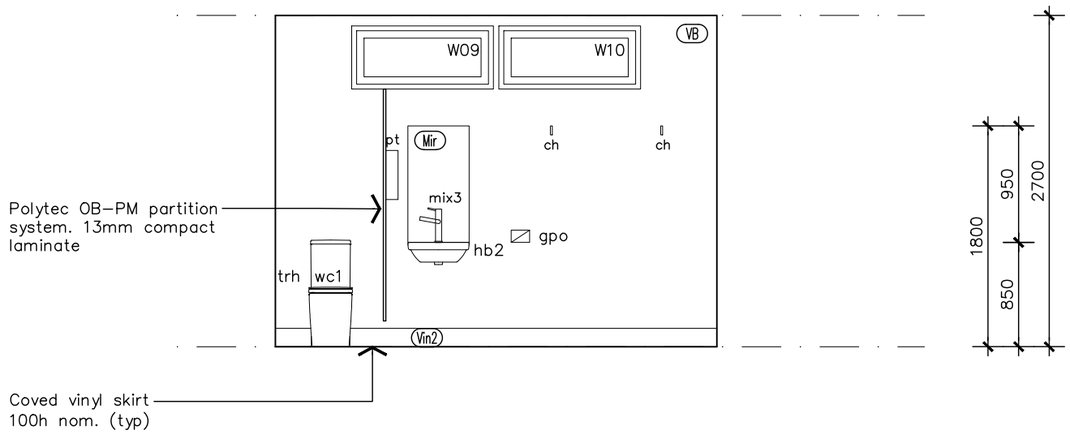
2 / WD–13 TIMBER SEAT DETAIL
1:10

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	Contact	Accredited Designer	Client	Project	Drawing	Scale			Drawing No.

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.



01 WD-13 DETAIL PLAN – REFEREE
1:50



1 ELEVATION – REFEREE
1:50

NOTES

Wet areas to comply with AS.3740.

25mm min. radius coved vinyl skirting, 100mm min. upstand.

LEGEND

wc1 Toilet
trh Toilet roll holder

hb1 Hand basin – semi recessed
hb2 Hand basin – wall hung

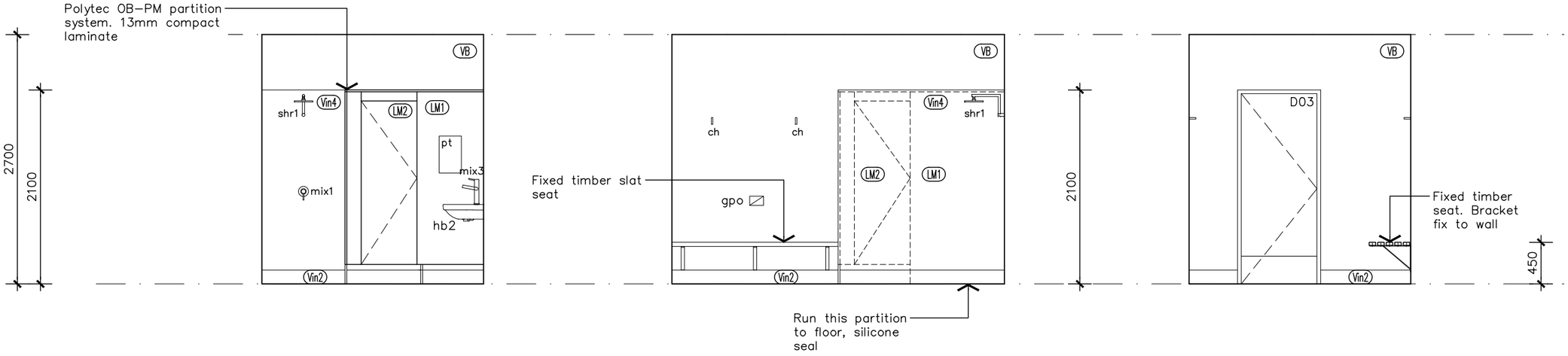
shr1 Shower
fw Stainless Steel round floor waste with basket arrestor. Fall floor to waste

mix1 Shower mixer.
mix3 Basin mixer.

ch Coat hook
gpo Double GPO (General Purpose Outlet). IP rated.
sd Soap dispenser
pt Paper towel dispenser

MATERIALS LEGEND

Con1 Concrete. Steel trowel finish. Sikafloor 264T epoxy. R10 slip resistance.
Vin2 Commercial grade vinyl, coved cornices. R10 slip resistance, barefoot. Colour to be selected.
Vin4 Commercial grade wall vinyl.
VB Villaboard. Paint finish.'Natural White'.
PW 9mm HWD ply. Clear coat polyurethane finish.
Mir Mirror.
LM1 Compact laminate.
LM2 Compact laminate.



2 ELEVATION – REFEREE
1:50

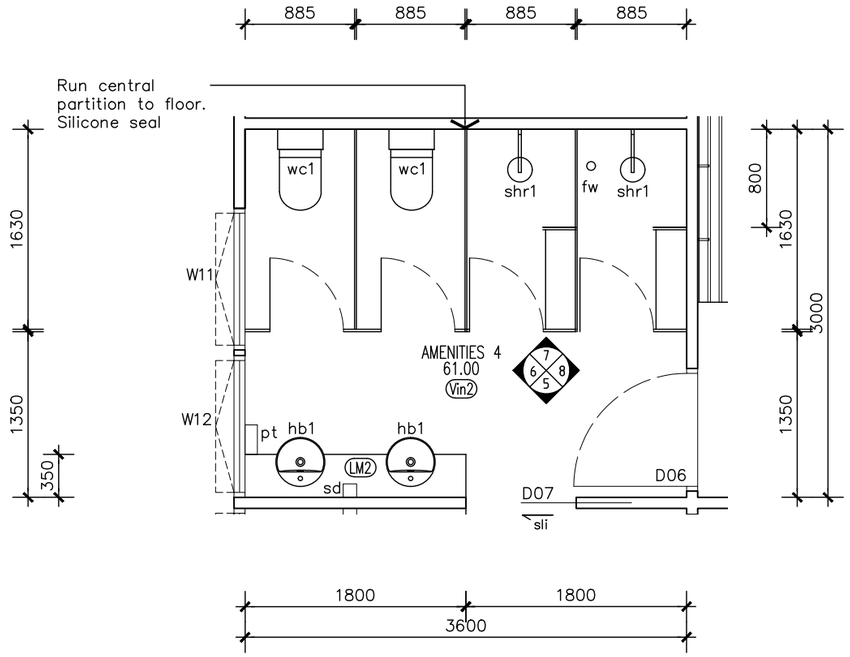
3 ELEVATION – REFEREE
1:50

4 ELEVATION – REFEREE
1:50

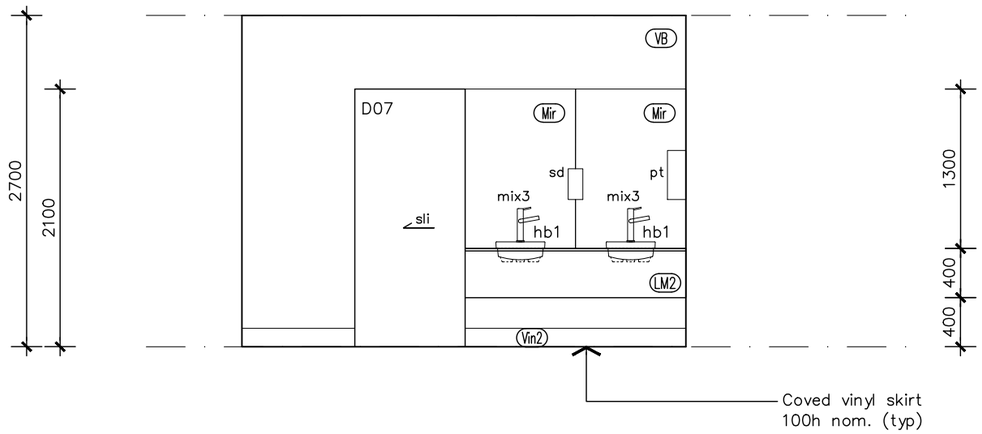
www.aka–architects.com.au	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka–architects.com.au	ANDREW KERR CC 6568	BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	DETAIL PLAN: REFEREE 2	1:50 @ A3	GW / AK	1 08.09.2026 Certification
	Contact	Accredited Designer	Client	Project	Drawing	Scale	DB / CB	Rev Date Issue

WD–40
Drawing No.

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02 DETAIL PLAN – CHANGE AMENITIES
WD-13 1:50



5 ELEVATION – CHANGE AMENITIES
1:50

NOTES

Wet areas to comply with AS.3740.

25mm min. radius coved vinyl skirting, 100mm min. upstand.

LEGEND

wc1 Toilet
trh Toilet roll holder

hb1 Hand basin – semi recessed
hb2 Hand basin – wall hung

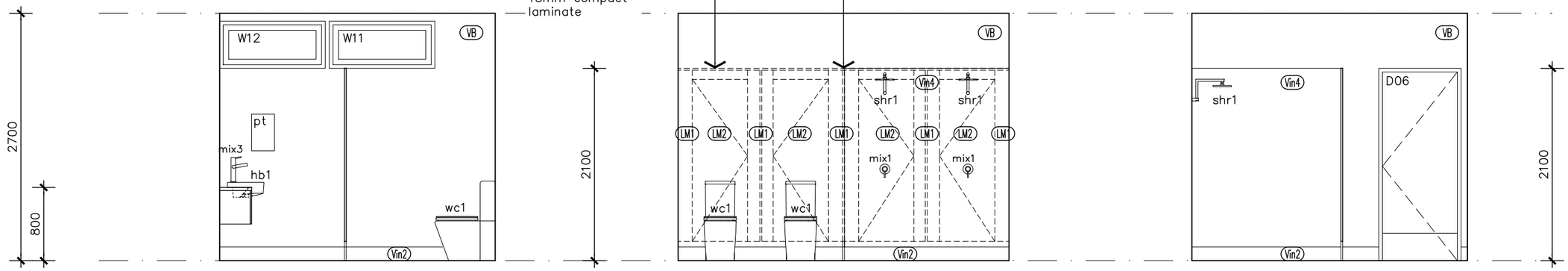
shr1 Shower
fw Stainless Steel round floor waste with basket arrestor. Fall floor to waste

mix1 Shower mixer.
mix3 Basin mixer.

ch Coat hook
gpo Double GPO (General Purpose Outlet). IP rated.
sd Soap dispenser
pt Paper towel dispenser

MATERIALS LEGEND

Con1 Concrete. Steel trowel finish. Sikafloor 264T epoxy. R10 slip resistance.
Vin2 Commercial grade vinyl, coved cornices. R10 slip resistance, barefoot. Colour to be selected.
Vin4 Commercial grade wall vinyl.
VB Villaboard. Paint finish.'Natural White'.
PW 9mm HWD ply. Clear coat polyurethane finish.
Mir Mirror.
LM1 Compact laminate.
LM2 Compact laminate.



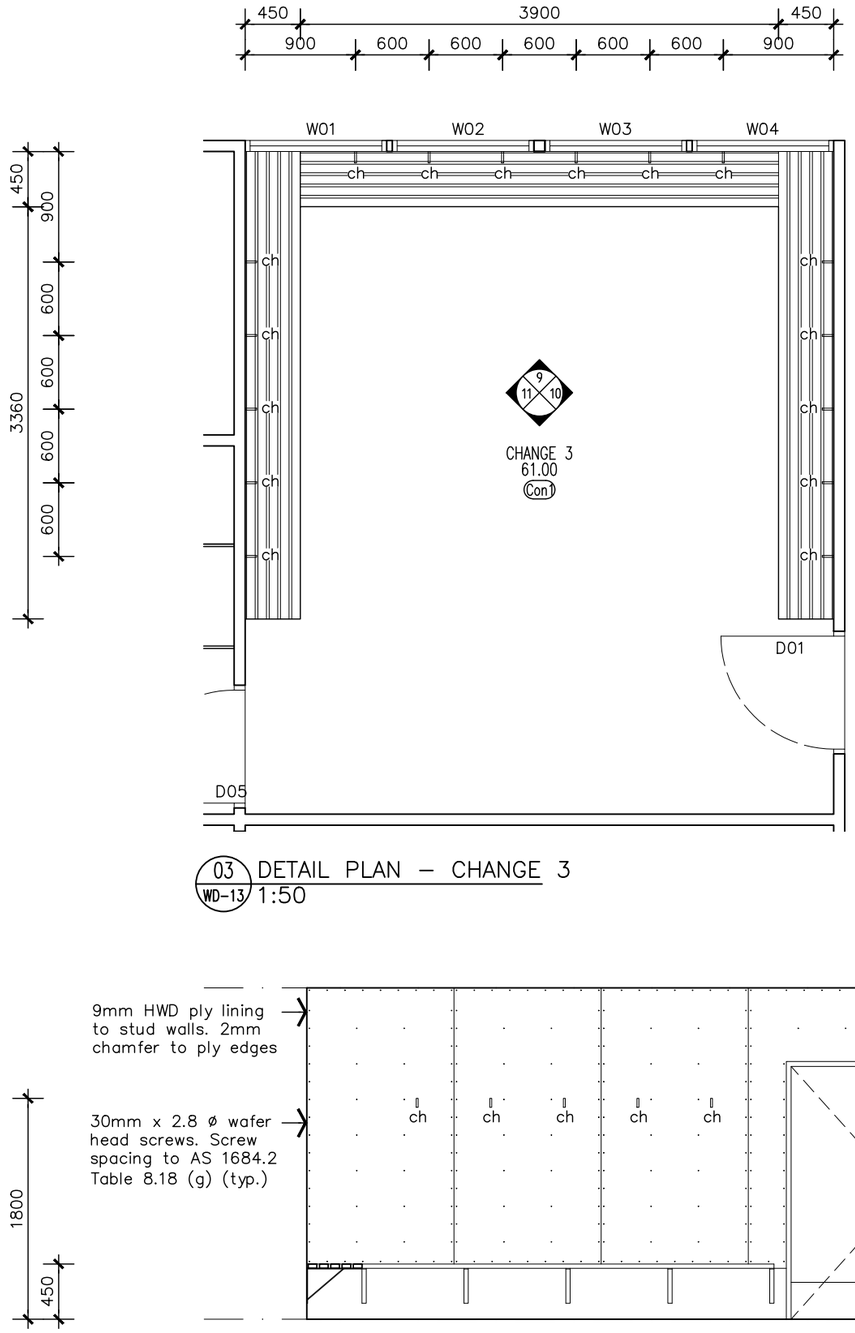
6 ELEVATION – CHANGE AMENITIES
1:50

7 ELEVATION – CHANGE AMENITIES
1:50

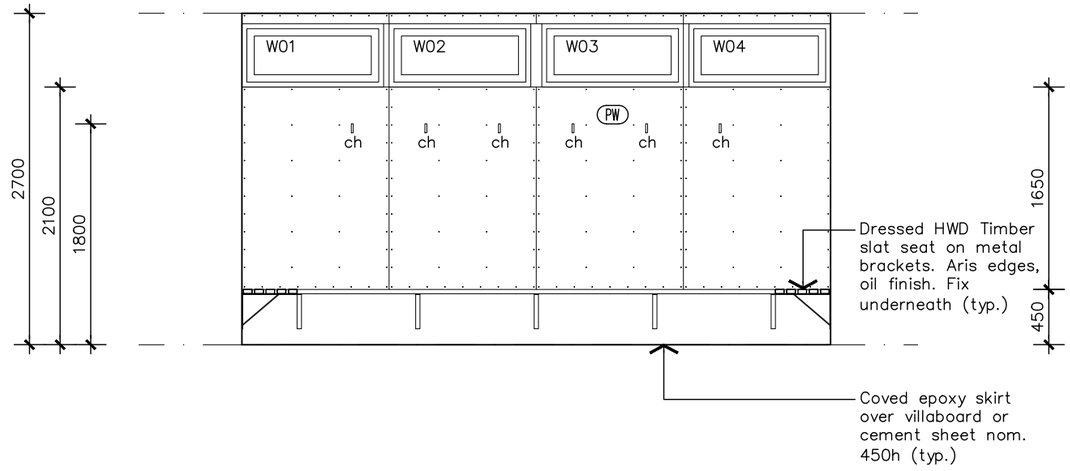
8 ELEVATION – CHANGE AMENITIES
1:50

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	Contact	Accredited Designer	Client	Project	Drawing	Scale			Drawing No.

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03 WD-13 DETAIL PLAN – CHANGE 3
1:50



9 ELEVATION – CHANGE 3
1:50

NOTES

Wet areas to comply with AS.3740.

25mm min. radius coved vinyl skirting, 100mm min. upstand.

LEGEND

wc1 Toilet
trh Toilet roll holder

hb1 Hand basin – semi recessed
hb2 Hand basin – wall hung

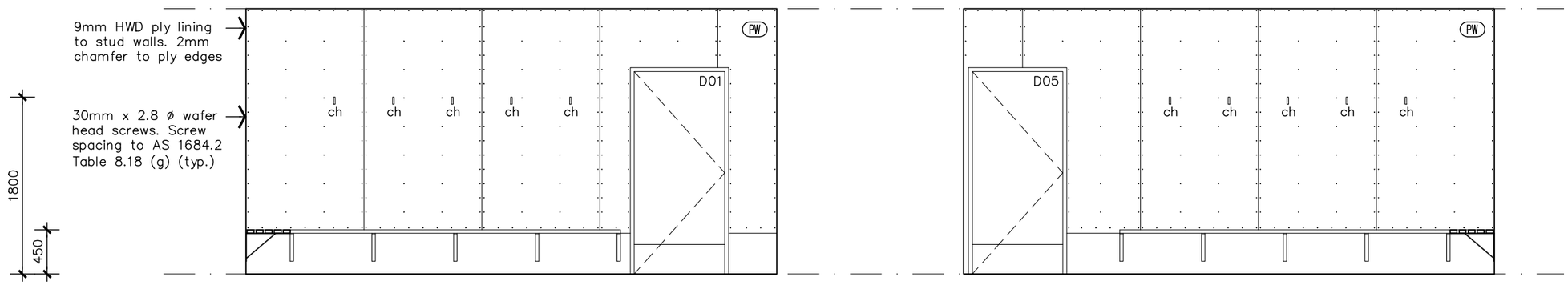
shr1 Shower
fw Stainless Steel round floor waste with basket arrestor. Fall floor to waste

mix1 Shower mixer.
mix3 Basin mixer.

ch Coat hook
gpo Double GPO (General Purpose Outlet). IP rated.
sd Soap dispenser
pt Paper towel dispenser

MATERIALS LEGEND

Con1 Concrete. Steel trowel finish. Sikafloor 264T epoxy. R10 slip resistance.
Vin2 Commercial grade vinyl, coved cornices. R10 slip resistance, barefoot. Colour to be selected.
Vin4 Commercial grade wall vinyl.
VB Villaboard. Paint finish.'Natural White'.
PW 9mm HWD ply. Clear coat polyurethane finish.
Mir Mirror.
LM1 Compact laminate.
LM2 Compact laminate.



10 ELEVATION – CHANGE 3
1:50

11 ELEVATION – CHANGE 3
1:50

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	Contact	Accredited Designer	Client	Project	Drawing	Scale			Drawing No.

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WINDOW SCHEDULE

REF	DIMENSIONS	SETOUT	OPERATION	ORIENTATION	NOTES	U-VALUE	SHGC
W01	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	N		5.8	0.6
W02	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	N		5.8	0.6
W03	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	N		5.8	0.6
W04	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	N		5.8	0.6
W05	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	S		5.8	0.6
W06	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	S		5.8	0.6
W07	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	S		5.8	0.6
W08	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	S		5.8	0.6
W09	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	S		5.8	0.6
W10	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	S		5.8	0.6
W11	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	W		5.8	0.6
W12	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	W		5.8	0.6
W13	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	W		5.8	0.6
W14	515H x 1155W	Sill @ 2100 Head @ 2615	Awning	W		5.8	0.6

NOTES

Dimensions given to openings between walls. Allowances need to be made for tolerances and reveals.

All operable windows to be fitted with flyscreens.

All awning windows to have manual winders.

All frames to be Colorbond Shale Grey.

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Client

BRIGHTON STORM PAVILION – STAGE 2
Project

WINDOW SCHEDULE
Drawing

Scale

GW / AK
DB / CB

1 08.09.2026 Certification
Rev Date Issue

WD-50
Drawing No.

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DOOR SCHEDULE

REF	DIMENSIONS	OPERATION	CONSTRUCTION	FRAME	ORIENTATION	U-VALUE	SHGC	NOTES	SIGNAGE
D01	2100H x 1000W (920 leaf)	Hinged	Solid core. Paint finish.	Non-rated pressed metal frame	internal			Key lockable. Self-closer. Door seal (Raven or equivalent). Floor mount door stop	CHANGE 3
D02	2100H x 1000W (920 leaf)	Hinged	Solid core. Paint finish.	Non-rated pressed metal frame	internal			Key lockable. Self-closer. Door seal (Raven or equivalent). Floor mount door stop	CHANGE 4
D03	2100H x 1000W (920 leaf)	Hinged	Solid core. Paint finish.	Non-rated pressed metal frame	W			Key lockable. Self-closer. Door seal (Raven or equivalent)	REFEREE
D04	2100H x 2400W	Roller		Non-rated pressed metal frame	N			Shale Grey	
D05	2100H x 1000W (920 leaf)	Hinged	Solid core. Paint finish.	Timber	internal			Self-closer. Undercut nom. 25mm. Floor mount magnetic door stop	
D06	2100H x 1000W (920 leaf)	Hinged	Solid core. Paint finish.	Timber	internal			Self-closer. Undercut nom. 25mm. Floor mount magnetic door stop	
D07	2040H x 920W	Cavity slider	Solid core. Paint finish.	Timber	internal			Privacy Set. Dual access.	

NOTES

A minimum clear opening of 850 mm shall be provided to all doorways throughout the building to comply with AS1428.1 -2021 Clause 13.2 Clear opening of doorways. Also, the circulation space associated with the same doorways shall comply with AS1428.1 -2021 Clause 13.3 Circulation spaces at doorways on a continuous accessible path of travel.

Dimensions given to openings between walls. Allowances need to be made for tolerances and reveals.

All doors to feature stainless steel kick plates. Install kick plates to all timber doors in Stage 1.

EXIT DOORS

All exit doors and doors in the path of travel to an exit shall be readily openable without a key from the side that faces a person seeking egress via a single hand downward action on a single device located between 900mm and 1100mm from the floor. Note these doors shall also possess hardware that complies with AS1428.1-2021 Clause 13.5 Door controls.

VISUAL INDICATORS

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors and sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be provided with visual indicators that comply with AS1428.1-2021 Clause 6.6 Visual indicators on glazing.

COLOURS

All doorways throughout the building shall possess a minimum 30% luminance contrast to comply with AS1428.1-2021 Clause 13.1 Luminance Contrast.

Aluminium door frames.
Colorbond Shale Grey

Timber door frames.
Colour to be selected.

All solid doors aqua enamel semi-gloss, painted same colour both faces and all edges.
Colours to be selected.

HARDWARE

Refer door hardware schedule

Door hardware shall comply with AS1428.1-2021 Clause 13.5 Door Controls. Particular attention shall be paid to doors that are fitted with self-closing devices and the force required to open, swing or slide and hold open the door.

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Client

BRIGHTON STORM PAVILION - STAGE 2
Project

DOOR SCHEDULE
Drawing

Scale

GW / AK
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Rev	Date	Issue
1	08.09.2026	Certification

WD-51
Drawing No.

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WET AREAS (TO COMPLY WITH AS 3740)

Vessel / area where fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and Joints	Penetrations
SHOWER AREA (ENCLOSED AND UNENCLOSED)				
Enclosed and hobbed	Waterproof entire enclosed shower area, including hob (see figure 4.3 (a), AS 3740)	Waterproof to 150mm min, above the shower floor finished tiled floor level or 25mm min, above the maximum retained water level and the remainder to be water resistant to a height of 1800mm min, AFL	Waterproof internal corners and external corners and horizontal joints within a minimum height of 1800mm AFL width of 40mm either side of junction	Waterproof penetrations
Enclosed and hobless	Waterproof entire enclosed shower area including the stepdown	Waterproof to 150mm min, above the shower finished tiled floor level and the remainder to be water resistant to a height of 1800mm min, AFL	Waterproof to 150mm min, above the shower finished tiled floor level and the remainder to be water resistant to a height of 1800mm min, AFL	Waterproof penetrations
Enclosed and stepped down	Waterproof entire enclosed shower area including the stepdown	Waterproof to 150mm min, above the shower finished tiled floor level or 25mm min, above the maximum retained water resistant to a height of 1800mm min, from finished floor level	Waterproof internal corners and external corners and horizontal joints within a minimum height of 1800mm above the floor level width of 40mm either side of junction	Waterproof penetrations
Enclosed and preformed shower base	N/A	Water resistant to a height of 1800mm min, from the finished floor level	Waterproof internal corners and external corners and horizontal joints to min height of 1800mm above floor level with a minimum width of 40mm either side of junction	Waterproof penetrations
Unenclosed	Waterproof entire shower area	Waterproof to 150mm min, above the shower finished tiled floor level or 25mm min, above the maximum retained water level and the remainder to be water resistant to a height of 1800mm min, from finished floor level.	Waterproof internal and external corners and horizontal joints to a minimum height of 1800mm above the floor level with a minimum width of 40mm wither side of junction	Waterproof penetrations
AREA OUTSIDE SHOWER AREA				
For concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall to floor junctions. Where flashing is used the horizontal leg shall be a minimum of 50mm	N/A
For timber floors including particle board, plywood and other flooring materials	Waterproof entire floor	N/A	Waterproof all wall to floor junctions. Where flashing is used the horizontal leg shall be a minimum of 50mm	N/A
AREA ADJACENT TO BATHS AND SPAS (DOES NOT APPLY TO JOINERY FITTINGS SUCH AS VANITIES)				
For concrete and compressed fibre cement sheet flooring. (If a shower is included over a bath refer to the requirements for shower area walls and penetrations)	Water resistant to entire floor	Water resistant to a height of 150mm min, above vessel lip to floor level	Seal edges for extent of vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this area shall be waterproof for showers over bath and water resistant for all other cases	Waterproof tap and spout penetrations where they occur in a horizontal surface
For timber floors including particle board, plywood and other flooring materials. (If a shower is included in a bath refer to the requirements for shower area walls and penetrations)	Waterproof entire floor	Water resistant to a height of 150mm min, above vessel and exposed surfaces below vessel lip to floor level	Seal edges for extent of vessel and junction of bath enclosure with floor. Where the lip of the bath is suppported by a horizontal surface this area shall be waterproof for showers over bath and water resistant for all other cases	Waterproof tap and spout penetrations where they occur in a horizontal surface
Insert baths	N/A for floor under the bath. Waterproof entire shelf area, incorporating a waterstop under the bath lip and project a minimum of 5mm above the tile surface	N/A for wall under the bath. Waterproof to 150mm min, above the lip of the bath. (If a shower is included in a bath refer to the requirements for shower area walls and penetrations)	N/A for wall under the bath. (If a shower is included in a bath refer to the requirements for shower area walls and penetrations)	Waterproof tap and spout penetrations where they occur in a horizontal surface
OTHER AREAS				
Walls adjoining other vessels (eg. basin, sink)	N/A	Water resistant to a height of 150mm min. above vessel is within 75mm min, of the wall	Where the vessel is fixed to a wall, seal edges for extent of vessel	Waterproof tap and sprout penetrations where they occur in a horizontal surface
WCs	Water resistant to entire floor	Seal all wall to floor junctions with a skirting or flashing to 25mm min, above the finished floor level, sealed to the floor	Waterproof all wall to floor junctions, where a flashing is used the horizontal leg shall be a minimum of 50mm	N/A
Bathrooms requiring a floor waste	Waterproof and drain entire floor	N/A	Seal all wall to floor junctions with a skirting or flashing to 25mm min, above the finished floor level, sealed to the floor	Waterproof penetrations where they occur through the floor

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Accredited Designer

BRIGHTON COUNCIL
Client

BRIGHTON STORM PAVILION – STAGE 2
Project

SPECIFICATION: WET AREAS
Drawing

Scale

GW / AK
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1	08.09.2026	Certification

WD-52
Drawing No.

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BRACING NOTES:

Refer Structural drawings.

ROOFING NOTES

Roofing: Colorbond Custom Orb roof sheeting. 15 deg. fall as indicated.
'Shale Grey' colour

Laserlite Custom Orb roof sheeting. 15 deg. fall as indicated.
'Opal' colour

Gutters: Steeline 'Roundflo' eaves gutter.
Colour to match roof

Downpipes: DN100 PVC downpipes.
Paint finish.
Colour to be selected.
Refer Hydraulic Services drawings.

PLUMBING NOTES:

Refer Hydraulic Services drawings.

WATERPROOFING:

All waterproofing of wet areas shall be in accordance with AS3740.

Refer WD–52.

HOT WATER SYSTEMS

Refer Hydraulic Services drawings.

ELECTRICAL NOTES:

To comply with AS3000.

Refer Electrical Services drawings and specification.

Confirm setout of wall–mount fixtures with client and/or superintendent prior to fit–off.

CARPENTRY/WOODWORK

All framing to BCA requirements.

STEEL

Refer Structural drawings and specification.

EXTERNAL CLADDING:

External cladding shall be an approved system and installed in accordance with manufacturer's specifications. Flashings to be installed at openings, corners and junctions of different materials.
Refer specification.

Refer to drawings for locations and extent.

CS1 Cement sheet cladding.
Cemintel 'Barestone' prefinished panel. 9mm thick. 'Original'
Anti Graffiti clear coat

CM Chain wire mesh on frame.
Mesh aperture nom. 50mm
Wire diameter 3.15mm
Galvanised finish

CO Colorbond Custom Orb.
'Shale Grey'

INTERNAL LININGS:

Refer to drawings for locations and extent.

Walls:

PB 10mm plasterboard.
Paint finish.
Paint finish.'Natural White'.

PW 9mm HWD ply to change rooms.
Clear coat polyurethane finish.

VB Villaboard to all wet areas including toilets.
Paint finish.'Natural White'.

Vin4 Commercial grade wall vinyl.
Polyflor Polyclad Plus
'Nimbus Grey 2710'.
Use remaining supply from Stage 1.

Ceilings:

PB 10mm Plasterboard
Paint finish
Colour to be selected.

Reveals: Timber.
Paint finish.
Colour to be selected.

PLASTERING

Refer specification.

FLOOR COVERINGS

Floor coverings are to possess the following Fire Hazard Properties: A Critical Radiant Flux of not less than 2.2 and a maximum smoke development rate of 750 percent–minutes.

The slip–resistance of floor coverings are to achieve the slip rating required by AS/NZS4586–2013 for the particular function/use of each area. In particular:
R10 for wet areas, and
R9 elsewhere

Refer to drawings for locations and extent.

Con1 Concrete.
Sikafloor 264T epoxy.
R10 slip resistance.
'Window Grey RAL 7040'

Con2 Concrete
Wooden/mag float finish.

Vin2 Commercial grade vinyl, welded seams, coved cornices.
R10 slip resistance.
Forbo Surestep Star Barefoot
'178032 smoke'.

SISALATION

Generally installed to BCA and Bradford safety and installation guidelines.

Ceiling: ProctorWrap HTS roof sarking (or similar approved) non–porous vapour permeable roof sarking installed over purlins from ridge to gutter.

Walls: ProctorWrap RW (or similar approved) fixed to outside of studs.

Note:
ProctorWrap RW vapour permeable building wrap to outside of studs. Building wrap to be overlapped 150mm. Vertical joins to be overlapped, higher over lower, min 300mm. Ensure all overlaps, joints, penetrations and damage is taped to be air tight. Ensure no damage occurs to barrier. Patch holes with tape. Repair and refill any damage to sisalation and insulation due to service penetrations and the like. Tape around service penetrations. All external claddings to be battened off to allow moisture to escape.

INSULATION

Generally installed to BCA and Bradford safety and installation guidelines.

Truss & Pitched Roof:

R4.1 ceiling batt bulk insulation installed above ceiling. Ensure 25mm min. air cavity between sarking and bulk insulation.

External framed walls:

R 2.0 wall batt bulk insulation to wall cavity.

PARTITIONS

Polytec OB–PM partition system (or similar approved).

LM1 Compact laminate.
Nom. 13mm.
'Blossom White'. & 'Storm'.
Matt finish.

Allow for different colours to doors and frontal/nib/division.

JOINERY

Polytec custom vanities & benchtops.

LM1 Compact laminate.
Nom. 13mm.
'Blossom White'. & 'Storm'.
Matt finish.

FIRE EXTINGUISHERS

Portable Fire Extinguishers are to be selected and installed in accordance with AS2444–2001.

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Client	Project	Drawing	Scale		Drawing No. WD–53

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NOTES

Substitution of fixtures may only occur with approval from the Architect/Superintendent.



wc1 Toilet (ambulant compliant)
Caroma Urbane Wall Faced Close Coupled Suite



hb1 Hand basin.
Caroma Cosmo Semi Recessed Basin



hb2 Wall basin.
Caroma Cosmo Wall Basin



shr1 Shower.
Clark Round Basic Fixed Shower. Chrome



mix1 Shower Mixer.
Clark Round Pin Wall Mixer, Chrome



mix3 Basin Mixer.
Clark Round Square Basin Mixer. Chrome



sd Soap dispenser.
Wolfen Soap Dispenser. Stainless steel.



pt Paper Towel Dispenser.
Franke Commercial Paper Towel Dispenser. Stainless steel.



trh Toilet Roll Holder.
Clark Round Toilet Roll Holder. Chrome



ch Coat Hook
Metlam 202C Concealed Fix Coat Hook. Satin Chrome

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	Contact	Accredited Designer	Client	Project	Drawing	Scale			Drawing No.

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Con1 Concrete. Epoxy finish.
Sikafloor 264T epoxy.
R10 slip resistance.
'Window Grey RAL 7040'



Con2 Concrete
Wooden/mag float finish.
Seal over.



Vin2 Floor vinyl, coved cornices.
R10 slip resistance.
Forbo Surestep Star Barefoot
'178032 smoke'.

Vin4 Wall vinyl.
Polyflor Polyclad Plus
'Nimbus Grey 2710'.
Use remaining supply from Stage 1.

LM1 Compact Laminate.
Polytec Compact Laminate
'Blossom White'. Matt



LM2 Compact Laminate.
Polytec Compact Laminate
'Storm'. Matt

PB, MB & VB
Plasterboard. Paint finish.
Dulux 'Natural White'
Wash&Wear+PLUS, Low Sheen, full strength.



PW Plywood Lining Board
9mm HWD ply.
Clear coat polyurethane finish.

Mir Mirror.
Bevel edge.

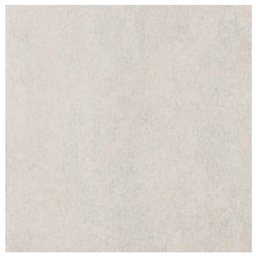
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BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	MATERIALS & COLOURS: INTERNAL		GW / AK DB / CB	1 08.09.2026 Certification Rev Date Issue
Client	Project	Drawing	Scale		Drawing No. WD–55

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CS1 Cement sheet cladding.
Cemintel 'Barestone'
Prefinished Panel. 9mm thick. 'Original'
Anti Graffiti clear coat



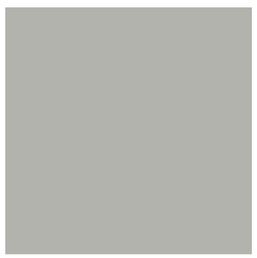
CO Colorbond Custom Orb sheet roofing / cladding.
'Shale Grey'



PC1 Laserlite polycarbonate sheet roofing.
Custom Orb profile.
'Opal'



Chain mesh fencing.
'galvanised'



Window & Door Frames
Powdercoat finish
'Shale Grey'
Paint finish, aquaenamel
'Shale Grey



Door Leaves Colour 1

Paint finish, aqua enamel.
Haymes 'Gloomy Sky' or
Dulux colour match.

Door Leaves Colour 2

Paint finish, aqua enamel
TBC.

www.aka-architects.com.au
4/245 Elizabeth St
Hobart, TAS 7000
0408 634 822
andrew@aka-architects.com.au
Contact
ANDREW KERR CC 6568
Accredited Designer

BRIGHTON COUNCIL	BRIGHTON STORM PAVILION – STAGE 2	MATERIALS & COLOURS: EXTERNAL		GW / AK DB / CB	1 31.08.2026 Certification Rev Date Issue	WD–56
Client	Project	Drawing	Scale			Drawing No.

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

B. Electrical Services Layout

Date: 27 August 2026

Provided by: Coordinated Engineering Services

NOTES:

1. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ARCHITECTURAL ELEVATIONS AND DETAILS..
2. THE EXACT LOCATION OF ALL EQUIPMENT SHALL BE CONFIRMED ON SITE PRIOR TO COMMENCING WIRING INSTALLATION.
3. CO-ORDINATE ALL RECESSED EQUIPMENT WITH ALL ASSOCIATED SUB TRADES.
4. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC AND ALL RELEVANT STANDARDS.
5. SWITCHES IN BATHROOMS/WET AREAS ETC TO BE IP56 RATED.
6. SWITCHES WHERE MOUNTED ON DOOR AND WINDOW MULLIONS TO BE ARCHITRAVE TYPE PROFILES.
7. ENSURE THAT ALL GPO'S ARE MOUNTED CLEAR OF WET AREAS TO AS.3000 REQUIREMENTS SPACE.

ABBREVIATIONS:

CM.	DENOTES "CEILING MOUNTED"
AB.	DENOTES "MOUNTED ABOVE BENCH"
PE.	DENOTES "PE-CELL CONTROLLED"
TC.	DENOTES "TIME CLOCK CONTROLLED"
AFFL	DENOTES "ABOVE FINISHED FLOOR LEVEL"
AFGL	DENOTES "ABOVE FINISHED GROUND LEVEL"

LEGEND

- DOUBLE GENERAL PURPOSE OUTLET
- PIR — SECURITY PIR DETECTOR
- RAS — EXISTING REMOTE ARMING STATION
- HWC — EXISTING HOT WATER CYLINDER
- NTD — EXISTING NETWORK TERMINATION DEVICE
- RACK — EXISTING COMMUNICATIONS RACK
- DSB — EXISTING DISTRIBUTION SWITCHBOARD
- PIT — EXISTING NBN PIT
- SEC — EXISTING SECURITY PANEL
- EXISTING NBN CONDUIT
- EXISTING P50 DATA/COMMS CONDUIT
- EXISTING POWER SERVICES H.D. CONDUIT
- S — SECURITY SCREAMER

LEGEND

- SURFACE MOUNTED LED BATTEN LUMINAIRE
- WALL MOUNTED LUMINAIRE
- EXTERNAL WALL MOUNTED LUMINAIRE
- EMERGENCY LUMINAIRE
- LIGHT SWITCH - ONE WAY
- MD — MOTION DETECTOR
- EXISTING (RELOCATED) EXTERNAL FLOOD LUMINAIRE WITH WIRE CAGE
- EXISTING EMERGENCY EXIT SIGN

FOR APPROVAL

CES | Coordinated Engineering Services
93-97 Campbell Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

Issue	Revision	Date	By
BA1	BUILDING APPROVAL	27/08/2026	AD

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

ELECTRICAL SERVICES
GENERAL NOTES AND LEGEND OF SYMBOLS

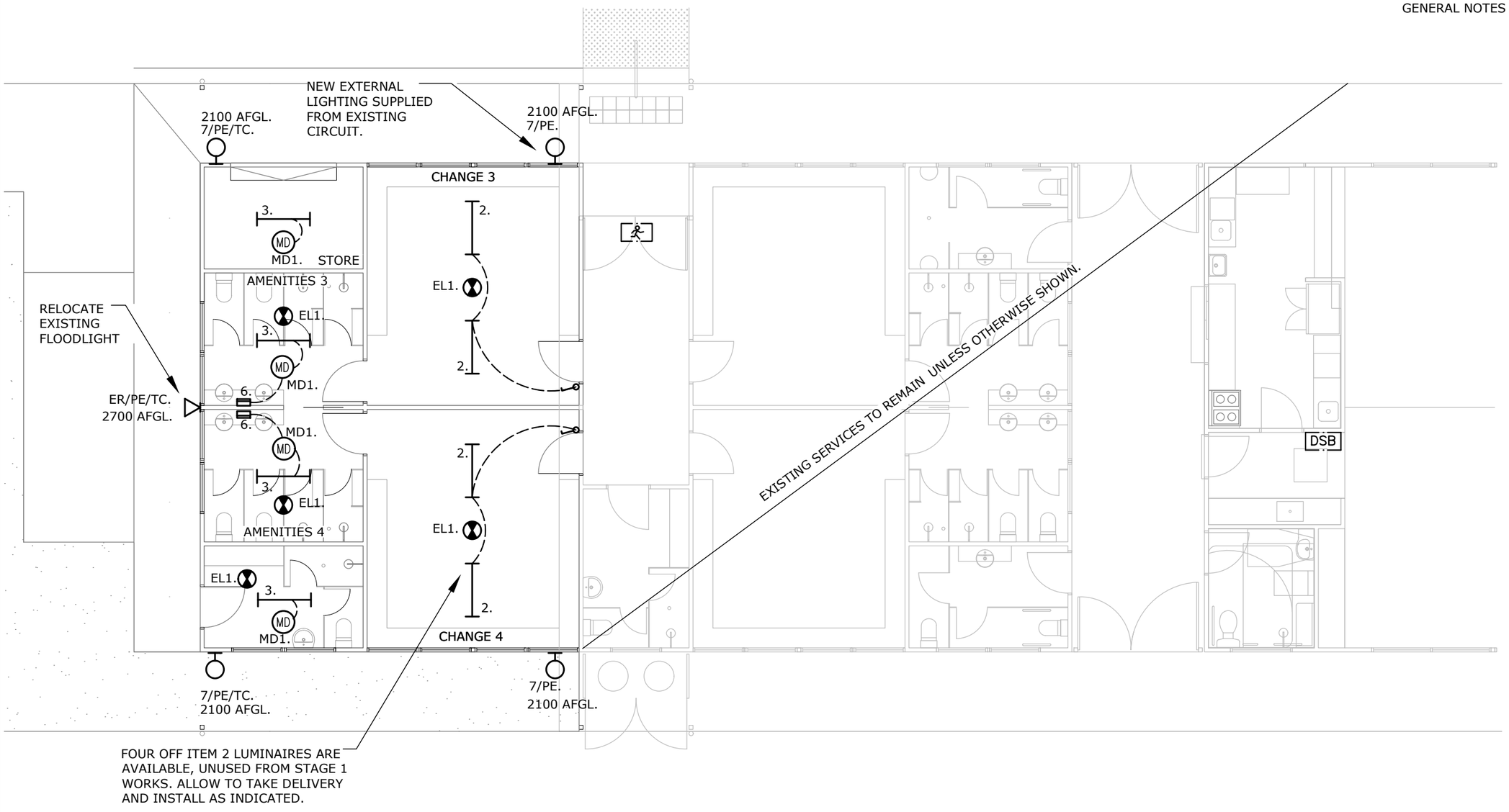
TED JEFFRIES MEMORIAL PARK
BRIGHTON STORM PAVILION - STAGE 2
BRIGHTON COUNCIL / SEYMOUR STREET, BRIGHTON, TAS 7030

Drawn	: AD
Authorised	: TR
Plot Date	: 27/08/2026
Scale	: 1:100 @ A3
File	: 246079A

Project & Dwg.##	Issue:	Set of:
246079A-E1	BA1	5

NOTES:

1. REFER TO DRAWING 246079A-E1 FOR GENERAL NOTES AND LEGEND OF SYMBOLS.



N

REFLECTED CEILING PLAN
SCALE 1:100

FOR APPROVAL

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Issue	Revision	Date	By
BA1	BUILDING APPROVAL	27/08/2026	AD

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

ELECTRICAL SERVICES
LIGHTING LAYOUT

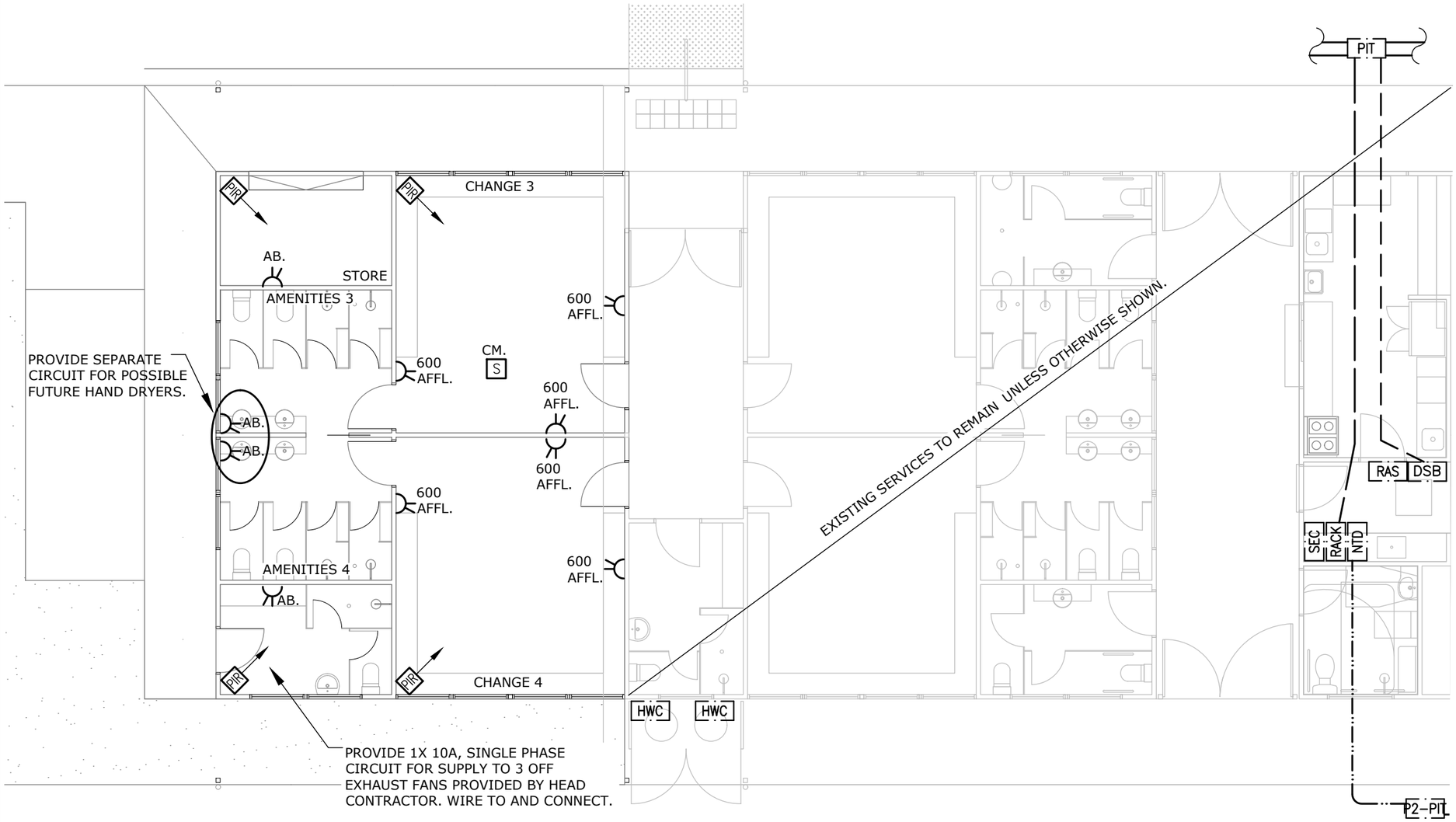
TED JEFFRIES MEMORIAL PARK
BRIGHTON STORM PAVILION - STAGE 2
BRIGHTON COUNCIL / SEYMOUR STREET, BRIGHTON, TAS 7030

Drawn	: AD
Authorised	: TR
Plot Date	: 27/08/2026
Scale	: 1:100 @ A3
File	: 246079A

Project & Dwg.##	Issue:	Set of:
246079A-E2	BA1	5

NOTES:

1. REFER TO DRAWING 246079A-E1 FOR GENERAL NOTES AND LEGEND OF SYMBOLS.



N

FLOOR PLAN
SCALE 1:100

FOR APPROVAL

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Issue	Revision	Date	By
BA1	BUILDING APPROVAL	27/08/2026	AD

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

ELECTRICAL SERVICES
POWER, COMMUNICATIONS AND SECURITY LAYOUT.

TED JEFFRIES MEMORIAL PARK
BRIGHTON STORM PAVILION - STAGE 2
BRIGHTON COUNCIL / SEYMOUR STREET, BRIGHTON, TAS 7030

Drawn	: AD
Authorised	: TR
Plot Date	: 27/08/2026
Scale	: 1:100 @ A3
File	: 246079A

Project & Dwg.##	Issue:	Set of:
246079A-E3	BA1	5



NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ARCHITECTURAL /CIVIL/LANDSCAPING WORKS DRAWINGS AND DETAILS.
2. REFER TO DRAWINGS 246079A-E1 FOR GENERAL NOTES AND LEGEND OF SYMBOLS NOT SHOWN ON THIS DRAWING.
3. NOMINAL LOCATIONS OF ANY EXISTING EQUIPMENT SHOWN. CONFIRM EXACT LOCATION ON SITE And/Or FLOOR PLAN LAYOUT.
4. THE EXACT LOCATION OF ALL EQUIPMENT SHALL BE CONFIRMED ON SITE PRIOR TO COMMENCING ANY TRENCHING, POLE FOOTINGS/CONCRETING & CABLING INSTALLATION.
5. PROVIDE TRENCHING, BACKFILLING AND MAKING GOOD OF ALL NEW/ OR RE-ROUTED UNDERGROUND SERVICES. UTILISE SHARED TRENCHING WHERE POSSIBLE, REFER DETAIL.
6. CO-ORDINATE ALL BELOW GROUND INFRASTRUCTURE/ EQUIPMENT WITH ALL AFFECTED SUB-TRADES.
7. ROUTE TRENCHING SUFFICIENTLY CLEAR OF TREES TO MINIMISE ROOT DAMAGE.
8. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NCC AND ALL RELEVANT STANDARDS IN PARTICULAR AS 3000.
9. ALL CONDUITS TO BE SIZED WITH 50% SPARE CAPACITY, HAVE DRAW WIRES FITTED, LONG RADIUS BENDS UTILISED AND BE SEALED TO PREVENT MOISTURE INGRESS.

N

SITE PLAN
SCALE 1:1000

FOR APPROVAL

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73 Paterson Street, Launceston | (03) 6338 9974

Issue	Revision	Date	By
BA1	BUILDING APPROVAL	27/08/2026	AD

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

ELECTRICAL SERVICES
SITE PLAN

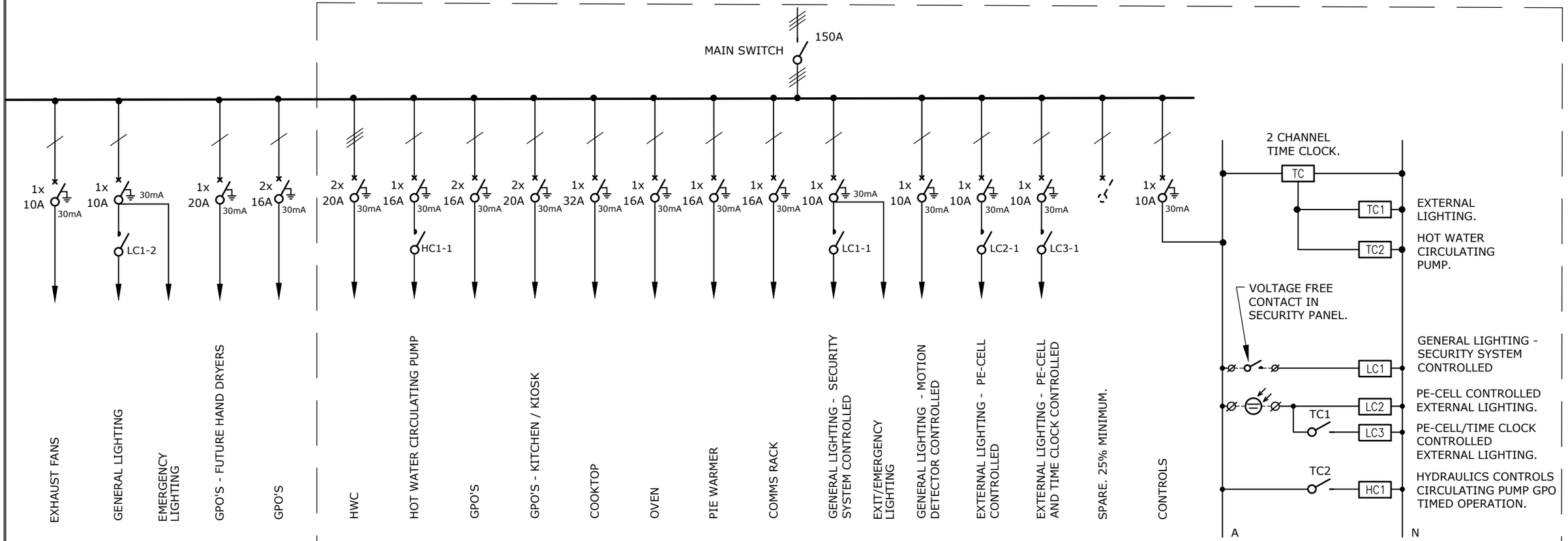
TED JEFFRIES MEMORIAL PARK
BRIGHTON STORM PAVILION - STAGE 2
BRIGHTON COUNCIL / SEYMOUR STREET, BRIGHTON, TAS 7030

Drawn	: AD
Authorised	: TR
Plot Date	: 27/08/2026
Scale	: 1:1000 @ A3
File	: 246079A

Project & Dwg.##	Issue:	Set of:
246079A-E4	BA1	5

NOTES:

1. REFER TO DRAWING 246079A-E1 FOR GENERAL NOTES AND LEGEND OF SYMBOLS.



NEW SERVICES | EXISTING DSB - CLUB

SCHEMATICS LEGEND

- CIRCUIT BREAKER
- CIRCUIT BREAKER EARTH LEAKAGE (30mA)
- THREE PHASE SUPPLY
- SINGLE PHASE SUPPLY
- CONTACTOR
- TERMINAL
- SPARE CIRCUIT BREAKER

FOR APPROVAL

CES | Coordinated Engineering Services
93-97 Campbell Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

Issue	Revision	Date	By
BA1	BUILDING APPROVAL	27/08/2026	AD

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

ELECTRICAL SERVICES
SCHEMATIC LAYOUT

TED JEFFRIES MEMORIAL PARK
BRIGHTON STORM PAVILION - STAGE 2
BRIGHTON COUNCIL / SEYMOUR STREET, BRIGHTON, TAS 7030

Drawn	AD
Authorised	TR
Plot Date	27/08/2026
Scale	N.T.S @ A3
File	246079A

Project & Dwg.##	Issue:	Set of:
246079A-E5	BA1	5

C. Electrical Services Scope of Works

Date: August 2026

Provided by: Coordinated Engineering Services

CES Coordinated Engineering Services
coengserv.com.au

L1,73 Paterson Street, Launceston TAS 7250
93-97 Campbell Street, Hobart TAS 7000
ABN: 79 651 045 715

Ted Jeffries Memorial Park
Brighton Storm Pavilion – Stage 2

Seymour Street,
Brighton, Tasmania, 7030

for

AKA ARCHITECTS

ELECTRICAL SERVICES SCOPE OF WORKS

BUILDING APPROVAL

PREPARED BY

COORDINATED ENGINEERING SERVICES
BUILDING SERVICES CONSULTING ENGINEERS
93-97 Campbell Street,
Hobart 7000
T: 03 6294 6033
e: info@coengserv.com.au

AUGUST 2026

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DRAWINGS: The following is the list of plans which accompany this Specification.

Drawing #	Title
246079A-E1	Electrical Services – General Notes and Legend of Symbols.
246079A-E2	Electrical Services – Lighting Layout.
246079A-E3	Electrical Services – Power, Communications and Security Layout.
246079A-E4	Electrical Services – Site Plan.
246079A-E5	Electrical Services – Schematic Layout.

1.0 THE WORK OF THIS SECTION OF THE CONTRACT

1.1 GENERAL

Refer to the *Preliminaries* and *General Requirements* section of this specification.
All works to be undertaken in accordance with NCC, Australian Standards and relevant local authority requirements.
The work of this section is the works related to Electrical Services but is not limited to those general listed works. This section of the specification outlines the scope of works to be carried out under this section of the Contract, all as further detailed and as shown on the plans accompanying this specification.

1.2 ASSOCIATED WORKS

Allow to undertake associated works to facilitate the installation including, but not limited to the following:

1) Penetrations of the building structure for wiring, luminaires and conduit access and installation of recessed equipment.

2) Demolish existing services where new building works are to be undertaken, make safe and provide temporary power supplies for required services.

3) Maintain acoustic integrity between rooms; e.g. do not mount outlets in adjoining rooms back to back.

4) Provision of additional building support members to carry the load of installed equipment such as lights.

5) Clean all surfaces dirtied while undertaking the works such as fingerprints.

6) Remove roofing for access as required and reinstate.

7) Making good where existing services removed to Superintendent's approval.

8) Cut and make good chases in walls to provide concealed wiring routes for power outlets, switchdrops, data, etc, and inbuilt conduit systems.

9) Provide wiring access as required including hand holes and making good thereof upon completion to gain access to switchboards, data racks etc.

10) Powder coated metal covers to surface mounted wiring systems.

11) Refer to individual Services sections for additional requirements.

Where additional works over and above those listed in this section of the specification are required for the satisfactory installation of the services, carry out these additional works at nil cost.

1.3 MAKING GOOD

Make good all damage incurred to the existing structures and services and maintain the repairs for the duration of the maintenance period.

1.4 EXISTING SERVICES

Consult the relevant authorities to ascertain the position of all existing services before commencing any work. No claim will be considered through failure to take this precaution.
All existing services which are not removed or adapted under this contract shall be left in perfect working order on completion of the Contract to the satisfaction of the Engineer.
Confirm any services that are not shown on the plans to be adapted or demolished under the Contract are redundant prior to removal.

2.0 SCOPE OF WORKS

1) All works to be in accordance with AS3000 and the requirements of TasNetworks.

2) Alterations to the existing distribution switchboard as further detailed.

3) Artificial lighting installation including luminaires and controls.

4) Exit/emergency lighting and controls.

5) Small power services.

6) Alterations to existing electronic intrusion detection system.

7) Paint, test, commission and start-up attendance for all items supplied under this Contract.

8) Provide Maintenance Manuals and As-Installed drawings.

9) Maintain all works for the duration of the defects liability period.

10) Rectify defects from faulty workmanship or materials for the duration of defects liability period.

11) Provide information in a form acceptable to the Principal to enable calculation of investment allowances and subsequent written down values of items of equipment, etc, supplied under this Contract. Original invoices will be required and these shall show the Principal's name and the project title and address.

Where additional works are required for satisfactory installation of the electrical services which are over and above those listed in this clause carry out these additional works, to approval, at no extra cost to this Contract.

2.1 ACOUSTIC RATING

Allow to supply and install acoustic rated recessed wall boxes for accessories mounting where acoustic rating is to be achieved.
Acoustic rated boxes to be of Clipsal manufacture, model numbers 157 and 2157 series as appropriate. Boxes to be STC50 rated.

2.2 DEMOLITION AND OTHER WORK NOT SHOWN

Upon site demolition, this will be a Greenfield site with the work documented to a level to allow for Building Approval. While specific demolition is not anticipated, it is expected that the contractor shall liaise with the responsible parties for work other than what is needed for Building Approval, including items of demolition if required.

2.3 ELECTRICITY SUPPLY

Retain existing.

2.4 EARTHING

Existing.

Provide insulated earths with all circuits, incorporated within multi-core cabling, and earth all equipment, enclosures, etc.

Ensure concrete reinforcements in wet areas are bonded to earthing system, as required by AS 3000.

2.5 BALANCING OF INSTALLED LOAD

Balance the electrical installation as near as practical over each phase. A variation greater than 10% between phases at maximum demand will not be accepted at any switchboard. Separate load groups within the switchboard shall also be balanced as near as practical over each phase, i.e. light, power, etc.

2.6 SUBMAINS CABLE SCHEDULE

Retain existing

2.7 ELECTRICAL SWITCHBOARD

Allow to upgrade/modify the existing switchboard to service the new installations.

- Maintain fault rating of switchboard.
- Fit RCD (30mA) protection to **all NEW or MODIFIED** outgoing subcircuits to supply authority and AS3000 requirements.
- Relabel switchboard and provide new typed circuit schedules for entire switchboard.
- Replace all missing escutcheon and door fixings.
- Provide pole fillers as required.
- Modify escutcheon panels as required.
- Equip with additional sub-circuit protection as documented.

2.8 EMERGENCY & EXIT LIGHT TEST SYSTEM

An emergency and exit light test system is not required since the specified emergency and exit lights are self-testing.

2.9 EMERGENCY AND EXIT LIGHTING

Equipment, installation and maintenance etc to comply with AS2293.1, .2 and .3.

Provide self-testing exit and emergency luminaires.

Supply and install LED recessed emergency lights and exit signs where shown on the plans. Exit and emergency luminaires are to be complete with integral self-testing facility. Configure self-testing to occur outside of operating hours for each space so that batteries are recharged prior to occupation.

Update emergency/exit lighting test logbook to code requirements. Identify each light fitting and sign and provide commissioning data as the first test entry in the log book.

Provide certification of the emergency and exit lighting installation.

2.9.1 Emergency Lighting

Provide unswitched feed from local light circuit.
Where switched or controlled by contactors, provide separate unswitched feed from local lighting circuit.
Align C_o plains along greater spacings.

2.10 LIGHTING

1) Coordinate layout of luminaires with all other services.

2) Supply and install the following new luminaires:

Please note fitting item numbers align with stage 1 documentation. Items indicated as "Not used" are not included in Stage 2 works.

Ref#	Description	Make/Model
1	Not used	
2	Fitting supplied by head contractor as follows: 30.6W Thorn Equaline batten, 3,220 lm, 4000°K, 50,000hr-L90, IP40, silver aluminium trim Ceiling recess. Take delivery of and install.	THORN 96631996 EQL C L1750 PM SRE
3	40W DECROLUX CALICO BATTEN, 4646 lm, 4000°K, 60,000hr-L70, IP44, IK06, white aluminium trim, complete with non-dimmable driver. Surface Mount. Complete with all accessories.	DECROLUX CALICO 40W LC2275
4	Not used	
5	Not used	
6	18W DECROLUX KONTOUR UP/DOWN WALL LIGHT, 4000°K, 45,000hr-L70, IP65, IK08, black aluminium trim.	DECROLUX KONTOUR LC4421B
6A	Not used	
7	10W DECROLUX DELTA UP/DOWN EXTERIOR WALL LIGHT, IP65, IK08, 3000K, 844lm, 54,000hr-L70, Black powder coat, aluminium.	DECROLUX DELTA 10W LC4182
EL1	LED RECESSED, circular non-maintained emergency luminaire, white. Complete with Clevertest Plus enabled.	CLEVERTRONICS LIFELIGHT-PRO EMERG.LLIFE-PRO

2.11 LIGHTING CONTROL - GENERAL

Supply & install lighting as designated on the drawings. Generally, all lighting is to be switched via local light switches and fed from contactors in the switchboard which are energised and de-energised via a relay output signal from the security system. Provide additional relays, contactors, terminals etc to achieve functionality.
Allow to wire and connect switchboard from voltage free contact provided in the security panel. Confirm location with preferred Security installer.

2.12 PHOTO-ELECTRIC SWITCHES

Photo electric switches shall be *NHP "TWILIGHT SWITCH" Cat.No. DASY10240* 240V 10 amp rated with sensitivity adjustment. Loads are to be controlled via a contactor or contactors as applicable.

2.13 MOTION DETECTORS

Delineated on plans as 'MD1'.

Supply and install *Clipsal 753R-WE flush mount* passive 360° PIR motion detectors for control of lighting as shown.

Refer to lighting layout drawings for nominal locations on ceiling and *Clipsal Installation Guide* for detailed wiring/mounting requirements.

3.0 POWER

3.1 WIRING

The minimum size of power sub-circuit cabling shall be 2.5mm².
Where long runs of cabling are used, the size is to be increased to limit volt drop to 1%.
Generally, GPOs are to be limited to a maximum of 10 socket outlets per 16A subcircuit.
Flexible cables of items of fixed equipment are to be shortened to an approved length.
Coordinate outlets for fixed equipment with manufacturer's cable connection point.
Generally outlets connected on one circuit are not to be located adjacent each other (i.e. outlets in one area are to be connected over two or more circuits).

3.2 GENERAL PURPOSE POWER OUTLETS (GPO's)

Supply and install all GPO's (including 15A, 20A and separate circuit outlets) in the locations shown on the drawings.

3.1 LOCAL ISOLATORS

Provide an isolating switch where required by regulations for each motor or item of equipment.
Isolators shall be mounted on approved brackets on motor base plates, or wall mounted adjacent to motors or items of equipment.

3.2 LABELLING

Label all power outlets to identify the switchboard number followed by the circuit number, to approval.
Outlets with removable face plates are to be permanently labelled under the cover on the fixed body to approval.

4.0 COMMUNICATIONS RACK, EQUIPMENT & NBN

Retain existing services.

5.0 SECURITY SYSTEM

5.1 SCOPE OF WORKS

Coordinate with the Builder's construction program, the upgrade of the existing security system. Arrange with the security contractor to install the equipment and devices, complete with wiring.

All works to AS2201 parts 1 to 5 inclusive.

5.2 SYSTEM FUNCTIONAL DESCRIPTION

Retain and expand the existing security system.

Intruder detection alarm system is based on NESS D8XCelPX equipment.

Intruder detection system to allow intruder detection during unoccupied hours to cause an alarm condition.

For an alarm condition, the following is to occur:

- A signal to be sent to an auto-dialler for transmittal to an external monitoring station to match existing.
- System to be audible in operation via internal piezo sirens.

The system is to be armed and disarmed manually at the existing RAS location with adjustable delay on entry and exit to be nominated.

Power failure to be monitored and reported.
All tamper switches to be activated.
Alarm line to be monitored by system and local annunciators to be sounded if faulted or tampered.

Intruder detection to be monitored by motion detectors. Intruder detection component to be armed/disarmed via remote arming station. Zone and programme to Principal's requirements.

Provide relay outputs for lighting services control.

5.3 EQUIPMENT TO BE PROVIDED & INSTALLED

General

Supply and install the equipment specified in this scope of works complete with all accessories and options necessary for the satisfactory operation of the security system. **Note requirements to supply and install relay outputs for control of internal lighting services as shown on plans.**

Voltage Free Contacts to be Supplied

At the panel location, make available a voltage free contact for wiring by Electrical Contractor to control lighting systems. When system is armed, provide contact after a delay of 30 seconds to turn off all lighting. When system disarmed, lighting to be activated immediately.

Motion Detectors

Dual technology microwave and passive infra-red. Motion detectors are to be serviceable with spare parts available (such as lens) and in common use in the industry in Tasmania.
Each motion detector is to be wired on a separate zone of protection. Each motion detector is to be designated with a label such as a plastic stud and noted on as-installed drawings.
Provide long range and 360º types where indicated on the plans.

Reed Switches

Not applicable.

Alarm Annunciator

Retain existing.

Piezo Siren

Supply and install high powered, high frequency piezo screamers internally. Confirm final locations on site.

Remote Arming Station

Retain existing.

5.4 POWER SUPPLY

Retain existing.

5.5 BATTERY BACK-UP

Retain existing.

5.6 SECURITY PANELS

Retain existing.

6.0 PAINTING

6.1 ALLOWANCE FOR OTHER PAINTERS

Carry out the installation work and fitting off of equipment in a logical sequence to allow the finishing of adjacent surfaces by other trades prior to fitting off.
Should a logical sequence not be followed, the removal and re-fixing of equipment affected shall be carried out as a nil cost variation.
Repair or replace paint splattered unfixed equipment.
Masking of fixed off equipment will not be accepted.

7.0 TESTING AND COMMISSIONING

7.1 GENERAL

Commission the installation to the satisfaction of the Architect.
Maintain the installation (including replacement of faulty luminaires) for the duration of the defects liability period.
Supervise all tests and provide two working days notice prior to each test.
Submit two copies of records of all tests for approval and include them in the Maintenance Manual.
Obtain all required authorities approvals, submit for approval and include them in the Maintenance Manuals.
Final testing to take place in the two week period prior to practical completion.

8.0 AS-INSTALLED INFORMATION

Provide three (3) copies of a folder containing as-installed drawings for all services including light and power (marked with subcircuit protection), data link numbering and location, switchboard schedule, commissioning and test results for all services and TasNetworks completion certificates.

Provide literature and technical data for items of equipment installed under this Contract.
With each copy of the Maintenance Manual, provide a USB Flash drive containing AutoCAD 2017 or later .dwg and pdf format drawings of each of the printed hard copies.

A schedule of all plant and equipment installed under this Contract, listing serial number, ratings, speeds, capacities, safety device settings.

The semi-final (Practical Completion) payment claim will not be considered until the Maintenance Manual has been approved.

9.0 MAINTENANCE AND COMMISSIONING

Commission the installation to the satisfaction of the Architect.

Maintain the installation for the duration to the defects liability period.

D. Engineering and Hydraulic Drawings

Date: 22 September 2026

Provided by: Verto

ENGINEERING DRAWINGS
BRIGHTON COUNCIL
SEYMOUR STREET
BRIGHTON

S001	COVER	0	22/09/2026
S002	ENGINEERING NOTES	0	22/09/2026
S003	ENGINEERING NOTES	0	22/09/2026
S004	WORKPLACE HEALTH & SAFETY NOTES	0	22/09/2026
S101	GROUND FLOOR FOOTING / SLAB PLAN	0	22/09/2026
S102	STRUCTURAL WALL PLAN	0	22/09/2026
S401	CONSTRUCTION DETAILS	0	22/09/2026
H001	HYDRAULIC NOTES	0	22/09/2026
H101	HYDRAULIC SITE PLAN	0	22/09/2026
H102	GROUND FLOOR HYDRAULIC LAYOUT	0	22/09/2026
H103	HOT & COLD SERVICES LAYOUT	0	22/09/2026
H104	ROOF HYDRAULIC LAYOUT	0	22/09/2026
H301	HYDRAULIC DETAILS	0	22/09/2026

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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	DG			
DESIGN:	DG			
CHECKED:	DG			
VERIFIED:	DG			

PROJECT: STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: COVER

SCALE: (A3)

PROJECT No. 23E55-12

SHEET No. S001

REV. 0

ENGINEERING NOTES - STRUCTURE

GENERAL

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH WORK.

2. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, CURRENT SAA CODES, BUILDING REGULATIONS AND THE REQUIREMENTS OF ANY OTHER RELEVANT STATUTORY AUTHORITIES.

3. THESE DRAWINGS MUST NOT BE SCALED. ALL DIMENSIONS ARE IN mm U.N.O. ALL SET OUT DIMENSIONS AND LEVELS, INCLUDING THOSE SHOWN ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS AND MUST BE VERIFIED ON SITE.

4. THE CONSULTING ENGINEER HAS DESIGNED THE PERMANENT STRUCTURE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, IMPLEMENTATION AND CERTIFICATION OF ALL TEMPORARY WORKS, PROPPING, NEEDLING, FALSE WORK, BRACING, BACK-PROPPING, AND ANY OTHER STRUCTURE, NECESSARY TO COMPLETE THE WORK.

5. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. THE CONTRACTOR SHALL ALLOW TO ENGAGE A SUITABLY QUALIFIED ENGINEER TO DESIGN, INSPECT THE TEMPORARY WORKS AND VERIFY THE TEMPORARY STABILITY OF THE STRUCTURE.

CONSTRUCTION SEQUENCE

1. THE FOLLOWING CONSTRUCTION SEQUENCE IS PROPOSED. ANY DEVIATION PROPOSED BY THE MANAGING CONTRACTOR SHOULD BE DISCUSSED WITH THE DESIGN ENGINEER PRIOR TO CONSTRUCTION:
   - SITE ESTABLISHMENT
   - FOOTING EXCAVATION
   - POUR SLAB & FOOTINGS
   - CONSTRUCT TIMBER FRAMING
   - INSTALL ROOF/WALL CLADDING

INSPECTION / HOLD POINTS

HOLD POINTS SHALL BE DETERMINED BY THE BUILDING SURVEYOR

LOADING & DESIGN CRITERIA

1. STRUCTURAL ELEMENTS ARE DESIGNED TO WITHSTAND LOADING AS REQUIRED UNDER AS1170 AND THE NATIONAL CONSTRUCTION CODE (NCC).

2. FLOOR LIVE AND DEAD LOAD LIMITS ARE INDICATED ON THE RESPECTIVE FLOOR PLANS WITHIN THE DRAWING SET.

3. DO NOT PLACE OR STORE BUILDING MATERIALS ON STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE DESIGN ENGINEER.

4. WIND DESIGN CRITERIA TO AS1170.2:
   - DESIGN LIFE: 50 YEARS
   - REGION: A3
   - IMPORTANCE LEVEL: 2
   - TERRAIN/HEIGHT CATEGORY: 2.5
   - REGIONAL WIND SPEED - ULTIMATE Vu: 40 m/s
   - REGIONAL WIND SPEED - SERVICE Vs: 37 m/s
5. EARTHQUAKE DESIGN CRITERIA TO AS1170.4:
   - BUILDING LEVEL IMPORTANCE: 2
   - ANNUAL PROBABILITY OF EXCEEDANCE: 1/500
   - PROBABILITY FACTOR kp: 1.0
   - HAZARD DESIGN FACTOR Z: 0.08
   - EARTHQUAKE DESIGN CATEGORY: 1

FOUNDATIONS

1. REFER SITE INVESTIGATION REPORT (INSERT REPORT NAME) BY (INSERT COMPANY NAME)

2. REMOVE AND DISCARD ALL TREES, STUMPS, ROOTS AND OTHER VEGETATION TO A MINIMUM DEPTH OF 150mm BELOW NATURAL SURFACE AND TO APPROVAL OF THE ENGINEER.

3. EXCAVATED SITES SHALL BE INSPECTED AND APPROVED IN WRITING BY THE ENGINEER PRIOR TO PLACEMENT OF ANY FILL MATERIAL.

4. IMPORTED MATERIAL INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

5. BASES OF ALL FOOTINGS SHALL BE DEWATERED AND CLEANED OF ALL LOOSE MATERIAL PRIOR TO POURING OF CONCRETE.

6. AREAS OF SOFT FOUNDATION (LESS THAN 100 kPa ALLOWABLE BEARING) SHOULD BE REMOVED AND REPLACED WITH 15 MPa CONCRETE TO APPROVAL OF THE ENGINEER.

7. EXCAVATIONS FOR NEW FOOTINGS OR TRENCHES PARALLEL TO THE EDGE OF ANY EXISTING FOOTING, BATTERED BANK OR SERVICE TRENCH SHALL NOT EXTEND BELOW A LINE DRAWN AT 30° (FROM HORIZONTAL) FROM THE BOTTOM EDGE OF THE EXISTING FOOTING, BATTERED BANK OR SERVICE TRENCH.

8. WHERE BORED CONCRETE PIERS ARE INSTALLED THE MANAGING CONTRACTOR SHALL PROVIDE TO THE ENGINEER BORE LOGS FOR EACH PILE WHICH INCLUDES DETAIL OF DEPTH AND BASE OBTAINED. BORED PILES SHALL BE DEWATERED AND FREE OF ALL LOOSE MATERIAL.

REINFORCEMENT

1. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND IS NOT NECESSARILY IN TRUE PROJECTION. SPLICES TO REINFORCEMENT SHALL BE MADE ONLY AT THE LOCATION SHOWN OR AS OTHERWISE APPROVED BY THE ENGINEER.

2. WELDING OF REINFORCEMENT MUST BE APPROVED BY ENGINEER AND SHALL BE CARRIED OUT BY A QUALIFIED WELDER IN ACCORDANCE WITH AS/NZS1554 AND THE REINFORCEMENT SUPPLIER'S RECOMMENDATIONS. THE INTERPASS TEMPERATURE SHALL BE LESS THAN 200 DEGREES IN ACCORDANCE WITH AS/NZS1554 PART 3.

3. THE REINFORCEMENT SYMBOLS ARE:
   - N NORMAL DUCTILITY CLASS HOT ROLLED 500N DEFORMED BARS WITH fsy = 500MPa.
   - R NORMAL DUCTILITY CLASS 250N PLAIN ROUND BARS WITH fsy = 250MPa.
   - L LOW DUCTILITY CLASS HARD DRAWN 500L WIRE REINFORCING MESH WITH fsy = 500MPa.

4. DO NOT USE LOW DUCTILITY CLASS L REINFORCEMENT UNLESS SHOWN ON THE DRAWINGS. THE NUMBER FOLLOWING THE REINFORCEMENT SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES. ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS4671.

5. HOOKS AND COGS SHALL COMPLY WITH AS3600 UNLESS NOTED OTHERWISE. ALL PULL OUT BARS SHALL BE TEMPCORE BARS OR APPROVED EQUIVALENT. BENDING AND REBENDING OF BARS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3600, AS/NZS4671, THE SPECIFICATIONS AND THE REINFORCEMENT SUPPLIER RECOMMENDATIONS. BARS SHALL NOT BE HEATED ABOVE 400 DEGREES WITHOUT THE ENGINEER'S WRITTEN APPROVAL. THERMAL CRAYONS SHALL BE USED TO ENSURE COMPLIANCE WITH THIS TEMPERATURE LIMIT.

CONCRETE

1. NO HOLES, CHASES OR EMBEDMENTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT ENGINEER'S APPROVAL.

2. CONCRETE SLABS/BEAMS SHALL BE KEPT FREE OF SUPPORTING MASONRY WITH TWO LAYERS OF SUITABLE MEMBRANE (MALTHOID OR EQUAL). VERTICAL FACES SHALL BE SEPARATED BY 12mm BITUMINOUS CANEITE. ALL NON - LOAD BEARING WALLS SHALL BE KEPT 20mm CLEAR OF THE UNDERSIDE OF SLABS AND BEAMS UNLESS NOTED OTHERWISE.

3. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND LOCATED TO THE SATISFACTION OF THE ENGINEER. THE MANAGING CONTRACTOR SHALL ALLOW FOR ALL NECESSARY CONSTRUCTION JOINTS.

4. WHERE THE CONCRETE SOFFITS ARE INDICATED TO BE CAMBERED, THE UPPER SURFACE SHALL BE SIMILARLY CAMBERED. DEPTH GAUGES SHALL BE USED TO VERIFY THE SLAB THICKNESS.

5. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.

6. COVER TO REINFORCEMENT AND CONCRETE GRADE SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE IN PLAN:

• **ELEMENT**	CONCRETE GRADE	FORMED FINISH	CAST AGAINST GROUND
• FOOTINGS	N25	-	50
• WEATHER EXPOSED WALLS	N40	40	-
• SLAB ON GRADE OVER MEMBRANE	N32	-	30

7. FOR EXPOSURE CLASSIFICATION B2 ADD 5mm TO THE COVER SHOWN UNDER (6)AND THE CONCRETE GRADE SHALL BE N40 MINIMUM.

8. FOR PRESTRESSING TENDONS THE MINIMUM COVER SHALL BE 25mm TO THE DUCT.

9. COVER IS THE CLEAR DISTANCE BETWEEN ANY REINFORCING (INCLUDING FITMENTS) AND THE FACE OF THE STRUCTURAL ELEMENT.

10. FOR ALL EXTERNAL SURFACES, PROVIDE FULLY PLASTIC BAR CHAIRS. TIE WIRE SHALL NOT BE NAILED TO THE FORMS, REINFORCING BARS SHALL NOT BE USED TO KEEP FORMS APART AND A THROUGH TIE SYSTEM SHALL BE USED TO TIE FORMS.

11. PROVIDE AN APPROVED VAPOUR BARRIER FOR SLABS, BEAMS AND THICKENINGS CAST AGAINST THE GROUND.

12. THE COVERS SHALL BE MAINTAINED USING APPROVED BAR CHAIRS. BAR CHAIRS SUPPORTING MESH SHALL BE AT 800 x 800mm MAXIMUM CENTRES. BAR CHAIRS SUPPORTING BARS SHALL BE AT 60 BAR DIAMETERS OR 1500mm MAXIMUM CENTRES WHICHEVER IS THE LESSER. BAR CHAIRS SHALL BE PROVIDED ALONG THE EDGES OF ALL CONSTRUCTION JOINTS. STOP ENDS SHALL NOT BE USED TO MAINTAIN THE COVERS.
    a. EXTERNAL ELEMENTS ARE THOSE EXPOSED TO WEATHER, RAIN AND WATER PENETRATION AND ARE CLASSIFIED B1 UNLESS NOTED OTHERWISE.

13. EXTERNAL CONCRETE ELEMENTS SHALL MEET THE FOLLOWING REQUIREMENTS: MINIMUM PORTLAND CEMENT CONTENT 330kg/m^3, MAXIMUM WATER/CEMENT RATIO 0.5, AND THE CHLORIDE CONTENT RESTRICTED AS PER CLAUSE 4.9 OF AS3600.

14. THE MIX DESIGN WITH THE 7 AND 28 DAYS TARGET STRENGTHS AND THE BASIC SHRINKAGE STRAIN AT 56 DAYS SHALL BE SUBMITTED FOR REVIEW PRIOR TO POURING ANY CONCRETE. ALL CONCRETE IN CONTACT WITH AGGRESSIVE SOIL SHALL HAVE SULPHATE RESISTING CEMENT. THE C3A CONTENT OF THE CEMENT SHALL BE LESS THAN 5%.

15. CONDUITS AND PIPES WHEN CAST IN SLABS OR WALLS ARE TO BE PLACED BETWEEN THE TWO REINFORCEMENT LAYERS. WHERE THERE IS ONLY ONE LAYER OF REINFORCEMENT, PROVIDE 50mm COVER TO CONDUIT. THE CONDUIT LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.

16. FORMWORK SHALL BE DESIGNED, CONSTRUCTED AND SUPPLIED IN ACCORDANCE WITH AS3610.

17. CURING OF THE CONCRETE ELEMENTS SHALL BE STARTED AS SOON AS THE CONCRETE HAS HARDENED AND SHALL COMPLY WITH THE SPECIFICATIONS.

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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	DG			
DESIGN:	DG			
CHECKED:	DG			
VERIFIED:	DG			

PROJECT: STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: ENGINEERING NOTES

SCALE: (A3)

PROJECT No. 23E55-12

SHEET No. S002

REV. 0

ENGINEERING NOTES - STRUCTURE

CONCRETE SLAB - ON GRADE

1. MINIMUM CONCRETE GRADE FOR DURABILITY:
   - COVERED FLOOR: N32
   - POLISHED CONCRETE FLOOR: N32
   - TRAFFICABLE FLOOR (RUBBER TYRES): N32
   - TRAFFICABLE FLOOR (STEEL WHEELS): N40

2. ALL VEGETATION SHALL BE STRIPPED TO A MINIMUM DEPTH OF 150mm. ANY SOFT SPOTS OR DELETERIOUS MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED GRANULAR FILLING COMPACTED TO 98% AUSTRALIAN STANDARD COMPACTION. MINOR FILLING (800 MAXIMUM) SHALL BE PROVIDED WHERE REQUIRED TO BRING SUB GRADE TO REQUIRED LEVEL IN ACCORDANCE WITH LIMITS STATED IN AS3798 AND BCA. FILLING SHALL BE APPROVED GRANULAR MATERIAL PLACED IN 150mm AND COMPACTED TO 98% AUSTRALIAN STANDARD COMPACTION.

3. A 0.2mm VAPOUR BARRIER SHALL BE USED, LAPPED A MINIMUM OF 200mm AT JOINTS AND TAPED AROUND SERVICES FITTINGS WITH ADHESIVE TAPE. THE VAPOUR BARRIER SHALL BE PLACED ON A 30mm MINIMUM COMPACTED SAND BED OR SIMILAR APPROVED MATERIAL TO PREVENT PUNCTURE.

4. FOR RAFT SLABS: TRENCH MESH IN BEAMS SHALL BE OVERLAPPED BY THE WIDTH OF FABRIC AT 'T' AND 'L' INTERSECTIONS AND SPLICED WITH A LAP OF 500mm AT ENDS OF SHEETS. THE OUTER BAR AT 'L' INTERSECTION MUST BE BENT AND LAPPED 500mm AROUND THE CORNER OR AN EQUIVALENT N12 BAR PROVIDED.

5. SLAB FABRIC TO BE LAPPED SUCH THAT THE TWO OUTERMOST TRANSVERSE WIRE OF ONE SHEET OF MESH OVERLAP THE TWO OUTERMOST TRANSVERSE WIRES OF THE SHEET BEING LAPPED. MESH SHALL BE SUPPORTED ON BAR CHAIRS AT 800mm MAXIMUM CENTRES.

6. TOP OF SLAB SHALL BE 150mm MINIMUM ABOVE THE FINAL GROUND LEVEL U.N.O. CONTROL JOINTS IN BRICKWORK MUST CO-INSIDE WITH KEY JOINTS IN SLAB.

7. THE FINISHED GROUND SURFACE AT THE SLAB PERIMETER SHALL BE GRADED TO FALL AWAY FROM THE SLAB AT 5% OVER A MINIMUM OF 1m. DRAINAGE SHALL BE PROVIDED AS NECESSARY TO PREVENT WATER PONDING ADJACENT TO THE SLAB EDGE. TREATMENT OF AREAS SURROUNDING THE SLAB SHALL ALSO BE IN ACCORDANCE RECOMMENDATIONS BY THE CSIRO - REFER CSIRO INFORMATION SHEET No. 10-19.

CONCRETE SLABS - SUSPENDED & CONVENTIONALLY REINFORCED

1. CONCRETE SHALL BE GRADE N32 WITH A SLUMP NOT EXCEEDING 100mm UNLESS APPROVED BY THE ENGINEER.

2. COVER FOR REINFORCEMENT SHALL BE 40mm TO WEATHER EXPOSED SURFACES AND 20mm TO WEATHER PROTECTED SURFACES.

3. ALL CONCRETE SHALL BE CURED FOR 7 DAYS. ENGINEERS APPROVAL OF THE PROPOSED METHOD OF CURING SHALL BE OBTAINED PRIOR TO POURING.

4. TEMPORARY PROPS SUPPORTING SUSPENDED SLABS SHALL BE REMOVED PRIOR TO THE CONSTRUCTION OF MASONRY WALLS OR PARTITIONS ON THE FLOOR.

5. ALL SAWN JOINTS TO BE CONSTRUCTED NO MORE THAN 24 HOURS AFTER PLACING CONCRETE. PROVIDE MASTIC SEALANT TO ARCHITECTS APPROVAL.

6. FORMWORK / FALSEWORK SHALL BE INSPECTED AND APPROVED IN WRITING BY A SUITABLY QUALIFIED PERSON PRIOR TO PLACING CONCRETE.

7. BONDEK / CONDECK SHEETS SHALL BEAR A MINIMUM OF 65mm AT END SUPPORTS AND 100mm AT INTERNAL SUPPORTS.
   SHEETS SHALL BE TEMPORARILY PROPPED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

8. THE SOFFIT OF BONDEK/CONDECK AND OTHER COMPARABLE SYSTEMS SHALL BE PAINTED FOR IMPROVED CORROSION RESISTANCE AS RECOMMENDED BY THE MANUFACTURER FOR THE SITUATION.

9. STRIPPING AND BACKPROPPING OF SOFFITS SHALL NOT OCCUR UNTIL CONCRETE HAS REACHED 75% OF THE SPECIFIED 28 DAY STRENGTH AND WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE DESIGN ENGINEER.

10. WHERE DISTRIBUTION BARS TO MAIN REINFORCEMENT ARE NOT SHOWN ON DRAWINGS PROVIDE MINIMUM N16 AT 400 CENTRES, LAPPED 500mm AT SPLICES.

STEEL

1. UNLESS NOTED OTHERWISE, ALL MATERIAL TO BE:
   - GRADE 250 HOT ROLLED PLATES, FLATS, ANGLES, 100 x 100 ANGLE OR 125 x 75 ANGLE AND SMALLER
   - GRADE 300PLUS UB, UC, PFC AND LARGER ANGLES
   - GRADE 300 WB, WC
   - GRADE 350 RHS, CHS

2. THE FABRICATOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS, WHICH SHALL COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, FOR REVIEW BEFORE FABRICATION IS STARTED. REVIEW DOES NOT INCLUDE CHECKING OF DIMENSIONS, NOR TAKE RESPONSIBILITY FOR CONTRACTORS OBLIGATIONS.

3. ALL DETAILS, GAUGE LINES, ETC. WHERE NOT SPECIFICALLY SHOWN SHALL BE IN ACCORDANCE WITH AISC DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL AND AISC STANDARDISED STRUCTURAL CONNECTIONS.

4. FABRICATOR SHALL PROVIDE ALL FIXINGS FOR ARCHITECTURAL ELEMENTS ETC. WITHOUT WEAKENING STRUCTURAL MEMBERS IN ANY WAY.

5. ALL STEELWORK BELOW GROUND SHALL BE ENCASED BY CONCRETE WITH MIN. COVER OF 75mm. CONCRETE ENCASED STRUCTURAL STEEL TO BE WRAPPED WITH RF41 PLACED 25mm CLEAR OF STEEL. PROVIDE 50mm MINIMUM ENCASING.

6. THE BOLTING PROCEDURE IS DESIGNATED AS FOLLOWS:
   - 4.6/S REFERS TO COMMERCIAL BOLTS OF STRENGTH GRADE 4.6 TO AS/NZS1111 TIGHTENED USING A STANDARD WRENCH TO A SNUG-TIGHT CONDITION. ENGINEER MUST BE CONSULTED IF CLASS 4.6 BOLTS REQUIRE WELDING - 8.8/S REFERS TO HIGH STRENGTH BOLTS OF STRENGTH GRADE 8.8 TO AS/NZS1252 TIGHTENED USING A STANDARD WRENCH TO A SNUG-TIGHT CONDITION.
   - 8.8/TF REFERS TO HIGH STRENGTH BOLTS OF STRENGTH GRADE 8.8 TO AS/NZS1252 FULLY TENSIONED TO AS1511, DESIGNED AS A FRICTION TYPE JOINT.
   - 8.8/TB REFERS TO HIGH STRENGTH BOLTS OF STRENGTH GRADE 8.8 TO AS/NZS1252 FULLY TENSIONED TO AS1511, DESIGNED AS A BEARING TYPE JOINT. WELDING OF ANY CLASS 8.8 BOLTS IS PROHIBITED.

7. LOAD INDICATING WASHERS SHALL BE USED TO VERIFY TIGHTENING OF BOLTS IN TF AND TB CONNECTIONS. A HARDENED WASHER SHALL BE USED UNDER THE BOLT HEAD OR NUT, WHICHEVER IS ROTATED. FULLY TENSIONED BOLTS SHALL NOT BE RE-USED.

8. ALL BOLTS SHALL BE OF SUCH LENGTH THAT AT LEAST ONE FULL THREAD IS EXPOSED BEYOND THE NUT AFTER THE NUT HAS BEEN TIGHTENED. MINIMUM ONE WASHER SHALL BE USED UNDER THE NUT IN ALL SITUATIONS. IF TIGHTENING IS CARRIED OUT AT THE HEAD, AN ADDITIONAL WASHER SHALL BE USED

9. ALL EXTERNAL STEEL MEMBERS EXPOSURE CATEGORY C3 TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS 2312.2 2016. ALL INTERNAL STEEL MEMBERS EXPOSURE CLASSIFICATION C2 TO BE PRIMED IN ACCORDANCE WITH AS2313.1 2014.

10. WELDING TO BE CARRIED OUT IN ACCORDANCE WITH AS/NZS1554.1. MINIMUM TENSILE STRENGTH OF WELDING CONSUMLES TO BE 430MPa U.N.O. ALL WELD TO BE 6mm CFW SP CATEGORY U.N.O. INSPECTION TO BE CARRIED OUT TO AS/NZS1554.1.

11. ALL GP/SP WELDS TO BE 100% VISUALLY SCANNED.

12. THE ENDS OF TUBULAR MEMBERS SHALL BE SEALED WITH NOMINAL THICKNESS PLATES AND CONTINUOUS FILLET WELDED UNLESS NOTED OTHERWISE.

13. WHERE MEMBERS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS ARE REQUIRED TO BE CURVED, BENT OR ROLLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE METHODS REQUIRED TO ACHIEVE THE REQUIRED SHAPES WITHOUT LOCALIZED DISTORTION OF THE MEMBERS.

14. THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE, UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED, SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILIZE THE STRUCTURE DURING ERECTION. REFER TO NOTES GENERAL 4 AND GENERAL 5.

15. SUBMIT DETAILS OF THE MANUFACTURER, MATERIAL AND SECTION PROPERTIES OF THE PURLINS AND GIRTS TO BE USED FOR APPROVAL. PURLIN AND GIRT BOLTS AND BRIDGING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS UNLESS SHOWN OTHERWISE.

16. TRIMMING MEMBERS FOR MECHANICAL/HYDRAULIC PENETRATIONS, DRAINAGE GUTTERS, SUMPS ETC., ARE NOT NECESSARILY SHOWN. SUPPORT OF HEAVY PIPES AND DUCTS IS TO BE APPROVED BY THE ENGINEER. SERVICES SHALL BE HUNG FROM THE WEB OF PURLINS NOT FLANGES.

17. THE DESIGN, SUPPLY AND INSTALLATION OF SECONDARY STEELWORK REQUIRED TO SUPPORT/CONNECT THE FACADE TO BASE STRUCTURE IS THE RESPONSIBILITY OF THE CONTRACTOR. CERTIFICATION OF ARCHITECTURAL FIXINGS/BRACING OF CEILINGS AND NON-STRUCTURAL WALLS TO THE BASE STRUCTURE IS THE RESPONSIBILITY OF THE CONTRACTOR. FORWARD TO THE ENGINEER A CERTIFICATE OF SUFFICIENCY BY THE SUPPLIER FOR THE ARCHITECTURAL FIXTURES/PANELS/DRY-WALL TO RESIST THE PRESSURES DESIGNATED IN THE DESIGN DOCUMENTS.

WORKPLACE HEALTH AND SAFETY NOTES

GENERAL

1. THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.
2. THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF VERTO.
3. ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
   - "CONSTRUCTION WORK" (CP104);
   - "HOW TO MANAGE WORK HEALTH AND SAFETY RISKS" (CP112);
   - "MANAGING THE WORK ENVIRONMENT AND FACILITIES" (CP124);
   - "SAFE DESIGN OF STRUCTURES" (CP127).
4. FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM WORKSAFE TASMANIA AT WWW.WORKSAFE.TAS.GOV.AU AND SAFE WORK AUSTRALIA AT WWW.SAFEWORKAUSTRALIA.GOV.AU AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ONSITE.
5. WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED IN THE ATTACHED RISK ASSESSMENT / HAZARD IDENTIFICATION REPORT.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.
7. TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

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

SITE ACCESS / TRAFFIC MANAGEMENT:

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

WATER:

1. IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER.

LIGHTING AND VENTILATION:

1. THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC.

FIRE AND EMERGENCY:

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

ELECTRICAL:

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

EXCAVATION

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

CONSTRUCTION

FORMWORK:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "FORMWORK AND FALSEWORK" STANDARD CONTROL.
2. ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DEIGNED TO CARRY THE CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION.
3. INSITU FORMWORK EG. BONDEK / CONDECK MUST BE INSTALLED TO MANUFACTURES INSTRUCTIONS AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.
4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.
5. WALLS, COLUMN AND OTHER VERTICAL FORMWORK MUST BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

PRECAST PANEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "PRECAST TILT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION" AND AS 3580 STANDARD CONTROLS.
2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE PANELS ARE ERECTED. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.
3. CHAIN AND SLING SETUP FOR PANELS IS TO BE CHECKED AGAINST APPROVED PANEL LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.
4. PATHWAYS OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.
5. PANEL BEARING AND LOCATING PLATES AND DOWELS ARE TO BE CHECKED FOR FINAL LOCATION.
6. PANEL PROPPING AND TEMPORARY SUPPORT MUST BE LOCATED WITH APPROVED ANCHORS AND APPROPRIATE CHECKS AND DESIGNS FOR CAPACITY, NUMBER AND CONFIGURATION OF PROPS IS TO BE CONDUCTED PRIOR TO ERECTION. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION

STRUCTURAL STEEL ERECTION:

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

WORKING AT HEIGHTS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "MANAGING THE RISK OF FALLS AT WORKPLACES" (CP122), "PREVENTING FALLS IN HOUSING CONSTRUCTION" (CP127), "SCAFFOLDS AND SCAFFOLDING WORK" AND AS 1657 STANDARD CONTROLS.
2. SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.
3. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CONCRETE STRESSING:

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

CRANES AND OTHER MECHANICAL PLANT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "CRANES", "MANAGING THE RISKS OF PLANT IN THE WORKPLACE" (CP123), "INDUSTRIAL LIFT TRUCKS" AND AS 2550 STANDARD CONTROLS.
2. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.
3. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS

DEMOLITION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "DEMOLITION WORK" (CP106) STANDARD CONTROL.
2. LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.
3. DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
4. SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.

EXISTING STRUCTURAL ADEQUACY:

1. WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY SIGNIFICANT SECTION LOSS OR CORROSION OF EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.
2. ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.
3. NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

ASBESTOS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE" (CP111) AND "HOW TO SAFELY REMOVE ASBESTOS" (CP115) STANDARD CONTROLS.
2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
   - 1990 - IT MAY CONTAIN ASBESTOS;
   - 1986 - IT IS LIKELY TO CONTAIN ASBESTOS;

   EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

EXISTING COATINGS:

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

HAZARDOUS SUBSTANCES

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

POWDERED MATERIALS:

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

TREATED TIMBER:

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

VOLATILE ORGANIC COMPOUNDS:

1. MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE:

1. GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

HAZARDOUS MANUAL TASKS

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "HAZARDOUS MANUAL TASKS" (CP110) STANDARD CONTROL.
2. COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONFINED SPACES

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "CONFINED SPACES" (CP103) AND AS 2865 STANDARD CONTROLS.
2. ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. ONLY TRAINED PERSONNEL ARE TO ENTER A CONFINED SPACE AND THE CONTRACTOR IS TO PREPARE A WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS FOR ANY SUCH WORKS. ADEQUATE SIGNAGE IS TO BE PROVIDED TO ALL TEMPORARY AND PERMANENT CONFINED SPACES IN ACCORDANCE WITH AS 2865.

NOISE

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK" (CP118) STANDARD CONTROL.

OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS:

1. THIS BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	DG			
DESIGN:	DG			
CHECKED:	DG			
VERIFIED:	DG			

PROJECT:
STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

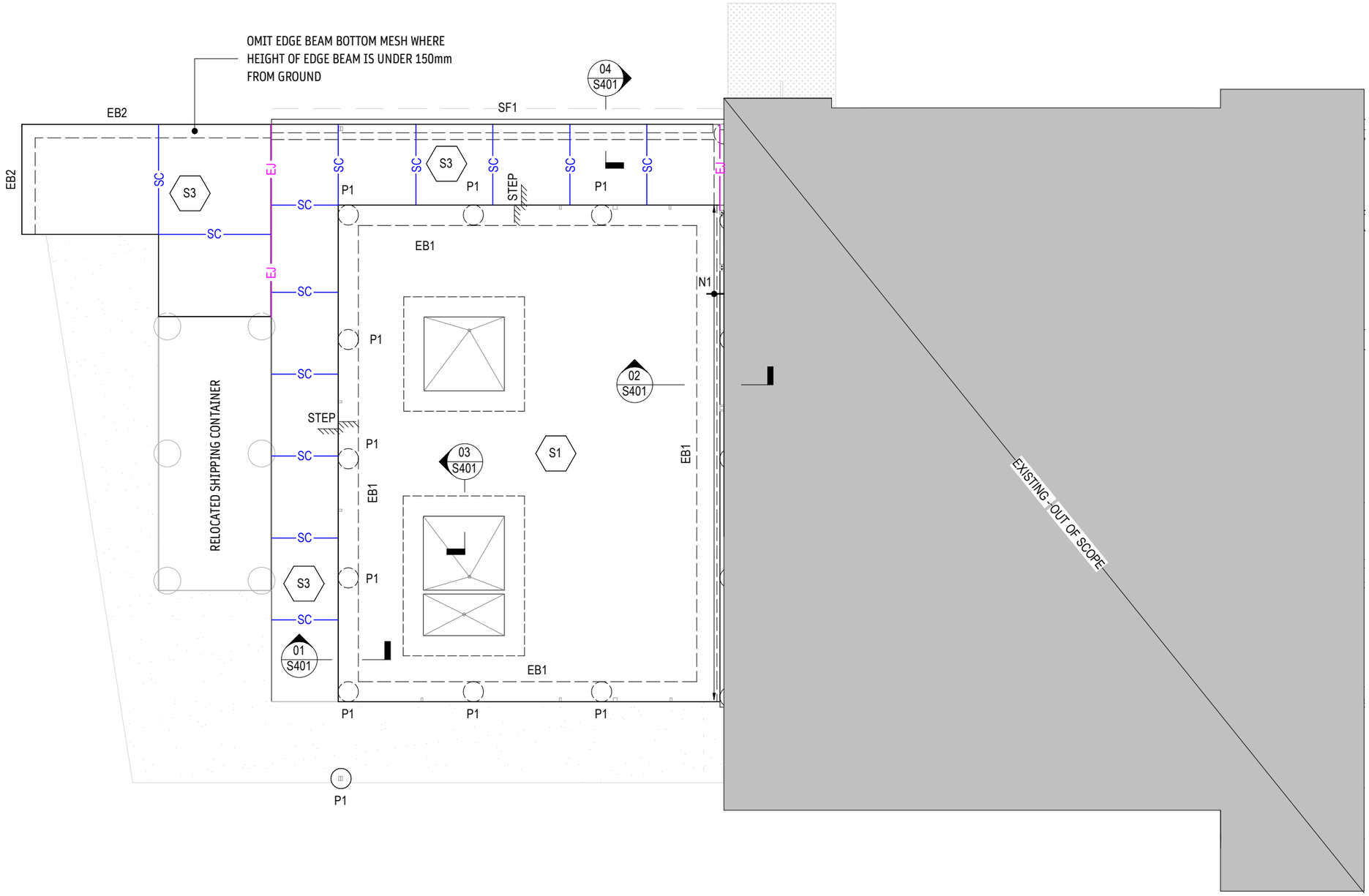
SHEET:
WORKPLACE HEALTH & SAFETY NOTES

SCALE: 1 : 1 (A3)

PROJECT No. 23E55-12

SHEET No. S004

REV. 0



GROUND FLOOR SLAB SCHEDULE	
MARK	DESCRIPTION
S1	150mm THICK SLAB ON CONTROLLED FILL WITH SL92 MESH TOP (30 COVER), 3kPa LIVE LOAD. IF REQUIRED REDUCE SLAB THICKNESS TO 125mm AT SETDOWNS AND LAP SLAB REINFORCEMENT (25MPa)
S3	MIN. 125mm THICK PAVING SLAB ON CONTROLLED FILL WITH SL92 MESH TOP + N12 PERIMETER (32MPa)
EB2	400W x MAX. 300D (EXTEND MIN. 100 INTO GROUND) WITH 3-L11 TM BOTTOM
EB2	400W x MAX. 300D (EXTEND MIN. 100 INTO GROUND) WITH 3-L11 TM BOTTOM
N1	N12 - 400 CTRS 150mm EMBEDMENT INTO EXISTING EDGE BEAM
P1	450 Ø BORED PIER TO ROCK WITH 1N16 CENTRAL TO PIER
FOOTING SCHEDULE	
MARK	DESCRIPTION
SF1	450 W x MIN. 450 D STRIP FOOTING WITH 4-L11TM TOP & BOTTOM (50 COVER)

LEGEND:

—EJ— EXPANSION JOINT WHERE SHOWN

—SC— SAW-CUT JOINT AT 2000 c/c

STEP STEP TO ARCHITECTS DETAIL

AS 2870 SITE CLASSIFICATION: S

NOTES

SETOUT AND DIMENSIONING MUST NOT BE MADE FROM THESE PLANS. BUILDER MUST REFER TO ARCHITECTURAL DOCUMENTS FOR SETOUT AND BUILDING DIMENSIONS.

AG DRAINS / SWALE DRAINS TO BE INSTALLED PRIOR TO COMMENCEMENT OF FOOTING EXCAVATION.

SITE PREPARATION AND FILL CONSTRUCTION IN ACCORDANCE WITH AS2870 AND AS3798.

THE LOCATION OF THE JUNCTIONS BETWEEN FOOTING TYPES WILL BE SITE DEPENDANT AND MUST BE CONFIRMED FOLLOWING BULK EXCAVATION.

STEP FOOTINGS TO AS2870 5.4.3. REFER VERTO ENGINEERING NOTES FOR FURTHER DETAIL.

STEEL WORK IS TO BE CLEANED TO A SUITABLE AS1627 CLASS AND COATED WITH AN APPROVED CORROSION PROTECTION PRODUCT TO BCA 3.4.4.4 TABLE - 3.4.4.2.

PROVIDE FLASHING AND WATERPROOFING TO ARCHITECTURAL DETAIL AND BCA PART 3.3.4.

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

GROUND FLOOR FOOTING / SLAB PLAN

1 : 100

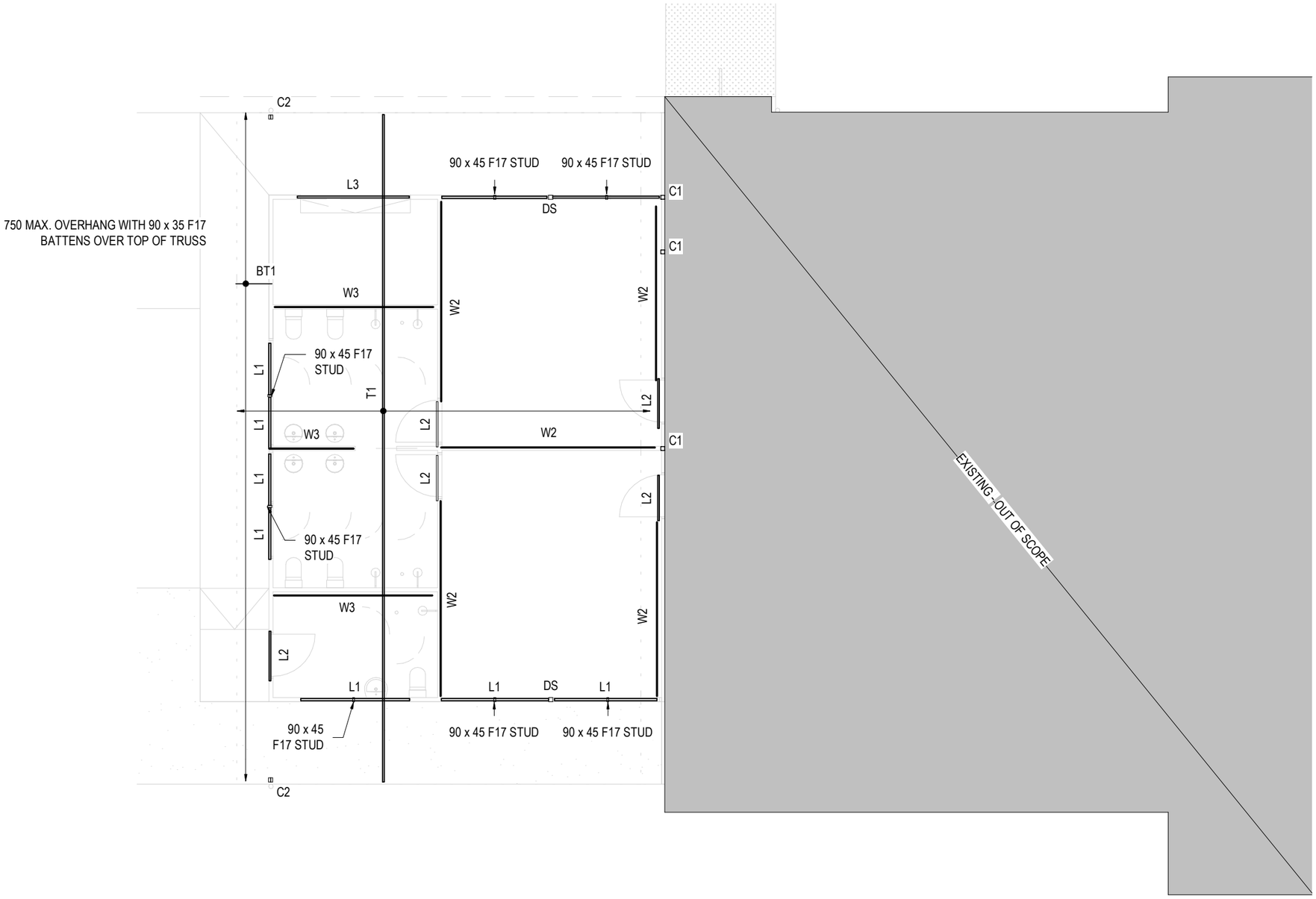
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APPROVAL		REV	DESCRIPTION	DATE
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CHECKED:	DG			
VERIFIED:	DG			

PROJECT:	SHEET:	SCALE:	PROJECT No.	SHEET No.	REV.
STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY SEYMOUR STREET BRIGHTON	GROUND FLOOR FOOTING / SLAB PLAN	1 : 100 (A3)	23E55-12	S101	0



STRUCTURAL WALL / ROOF PLAN

1 : 100

WALL BRACING SCHEDULE	
MARK	DESCRIPTION
L1	2 / 90 x 45 F17 LINTEL / TOP PLATE
L2	90 x 35 F17 / LVL LINTEL WITH TYPE (a) TIE DOWN
L3	140 x 45 F17 / LVL LINTEL WITH TYPE (a) TIE DOWN

COLUMN SCHEDULE	
MARK	DESCRIPTION
C1	89 x 3.5 SHS COLUMN
C2	2 / 90 x 45 F17 HW POST FOR DOWNPIPE SUPPORT WITH CAST-IN POST STIRRUP TO EXTERNAL SLAB OR P1
DS	2/90 x 35 F17 NAIL LAMINATED DOUBLE STUDS + M10 TIE DOWN ROD TO FOOTING

ROOF FRAMING SCHEDULE	
MARK	DESCRIPTION
BT1	35D x 90 BATTENS @ 900 CTRS (F17 AT EAVES FOR MAX. 750mm OVERHANG)
T1	TIMBER ROOF TRUSSES TO TRUSS MANUFACTURER'S SPECIFICATIONS. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF TRUSS EXPOSED ENDS.

STRUCTURAL WALL SCHEDULE	
MARK	DESCRIPTION
W2	9mm PLY BRACE WALL WITH TYPE 'g' BRACING + CEMENT SHEET TO BOTTOM 450mm (BLOCK FRAMING AT JUNCTION OF PLY AND CEMENT SHEET)
W3	VILLABOARD LINING AS BRACING WITH TYPE (I) FIXING

AS4055 SITE CLASSIFICATION: N2

NOTES

THIS DRAWING IS A MEMBER LAYOUT PLAN ONLY. BUILDER MUST CONSULT ARCHITECTURAL DRAWINGS FOR DIMENSIONS, SECTIONS AND CONNECTION CONFIGURATION.

ALL BRACING MATERIALS AND FIXING SHALL COMPLY WITH OR EXCEED REQUIREMENTS OF AS 1684.2 TABLE 8.18. REFER TO VERTO ENGINEERING NOTES FOR FURTHER DETAIL.

PROVIDE MIN F17 STUDS TO SIDES OF OPENINGS > 1500 AND TO STUDS > 2600 HIGH.

TRUSS MANUFACTURER TO CONFIRM ALL LINTEL SIZES ACCORDING TO TRUSS DESIGN.

PROVIDE FLASHING AND WATERPROOFING TO ARCHITECTURAL DETAIL AND BCA PART 3.3.4.

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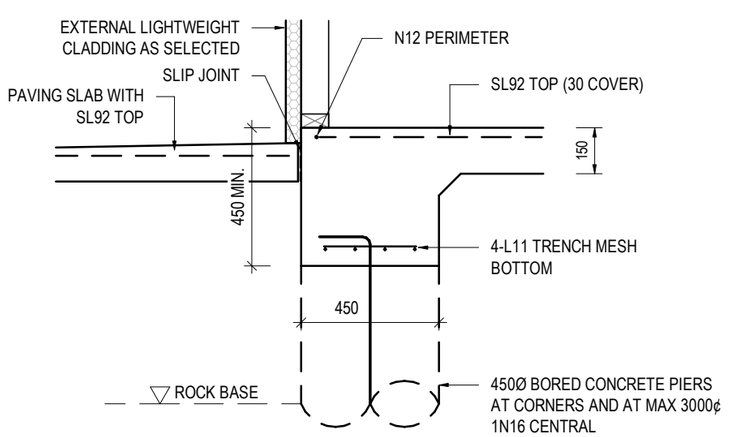
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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	DG			
DESIGN:	DG			
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VERIFIED:	DG			

PROJECT:
STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

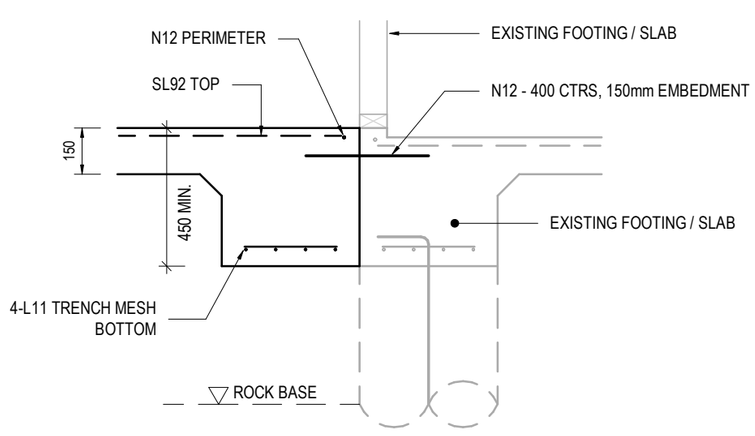
SHEET: STRUCTURAL WALL PLAN

SCALE:	PROJECT No.	SHEET No.	REV.
1 : 100 (A3)	23E55-12	S102	0



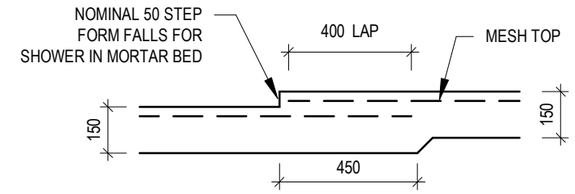
01 S101 EB1 EDGE BEAM WITH S1/S3 SLAB DETAIL

1 : 20



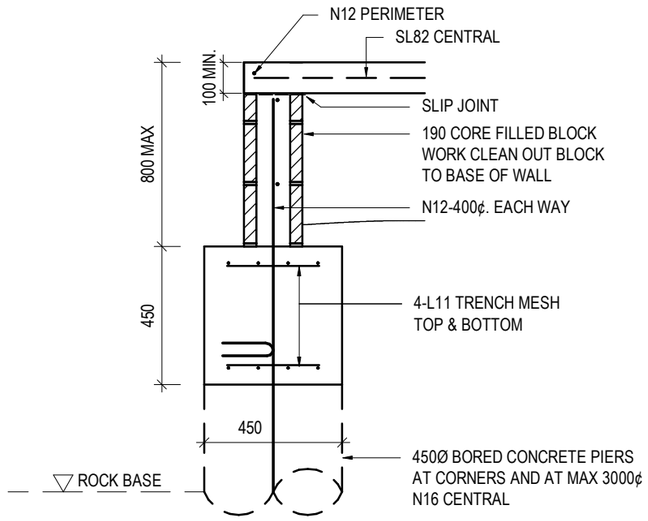
02 S101 EB1 EDGE BEAM WITH S1 SLAB DETAIL

1 : 20



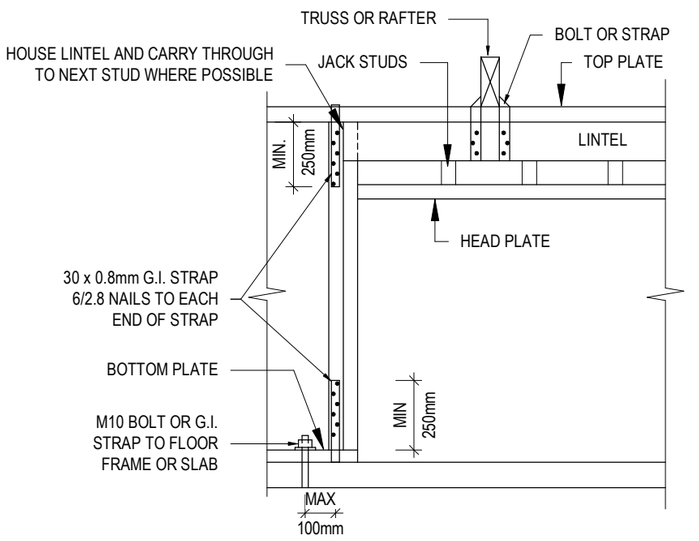
03 S101 TYPICAL WET AREA SLAB STEPDOWN

1 : 20



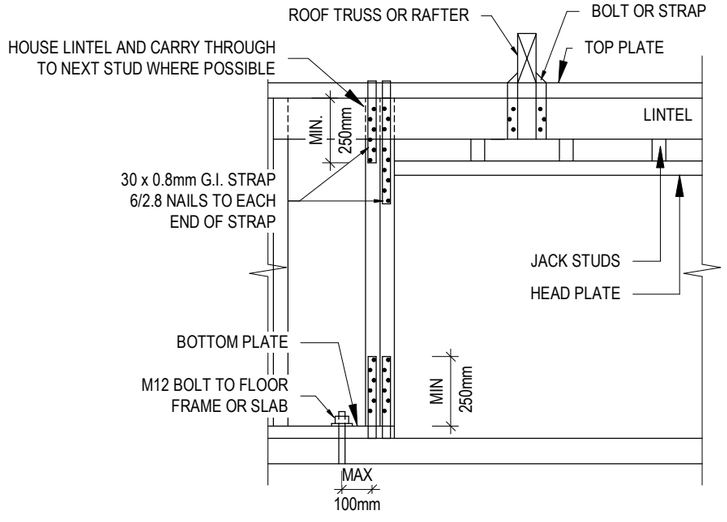
04 S101 SF1 STRIP FOOTING WITH 190 BLOCKWALL

1 : 20



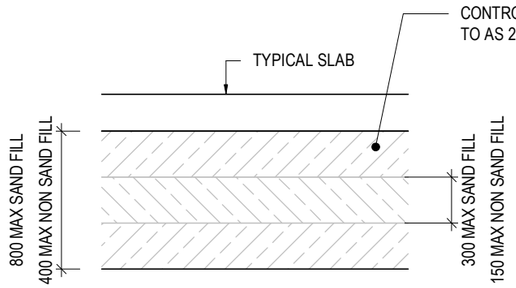
TIE DOWN - TYPE A

1 : 3



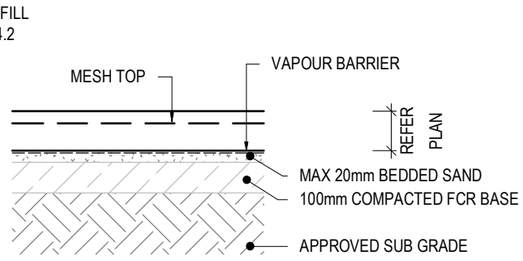
TIE DOWN - TYPE B

1 : 3



SLAB - TYPICAL FILL

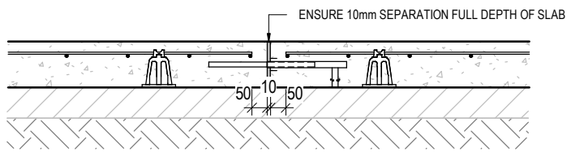
1 : 20



TYPICAL SLAB BASE DETAIL

1 : 20

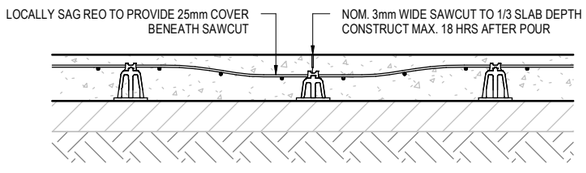
JOINT SPECIFICATION			
JOINT TYPE	EXPANSION - CONNOLLEY EXJ15030	CONC. GRADE	N32
JOINT SEAL	NONE	DOWEL MATERIAL	HOT DIPPED GALVANISED STEEL
MAX. LOADING	28.68 kN/m	DOWEL LENGTH	450mm
MAX. EXPANSION	10mm	DOWEL DIA.	16mm
SLAB THICKNESS	150mm	DOWEL CENTRES	450mm



JT-EJ-02-002 - 150 EXPANSION JOINT (EJ)

1 : 20

JOINT SPECIFICATION			
JOINT TYPE	CRACK CONTROL	CONC. GRADE	N32
JOINT SEAL	NONE	DOWEL MATERIAL	N/A
MAX. LOADING	!TBC	DOWEL TYPE	N/A
REINFORCEMENT	SL92	DOWEL WIDTH	N/A
SLAB THICKNESS	150mm	DOWEL CENTRES	N/A



JT-SJ-01-002 - 150 SAWCUT JOINT (SC)

1 : 20

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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	DG			
DESIGN:	DG			
CHECKED:	DG			
VERIFIED:	DG			

PROJECT: STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: CONSTRUCTION DETAILS

SCALE: As indicated (A3)
PROJECT No.: 23E55-12
SHEET No.: S401
REV.: 0

HYDRAULIC SERVICES - GENERAL NOTES

GENERAL NOTES:

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

STORMWATER NOTES:

1. STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 YEAR ANNUAL EXCEEDANCE PROBABILITY (1% AEP). IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 5% AEP EVENT WITH A 5 MINUTE STORM DURATION.
2. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
3. ALL PIPEWORK SHALL BE MINIMUM DN100 DWV SN6 AT 1:100 GRADE (1.00%) UNLESS NOMINATED OTHERWISE ON PLANS
4. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
5. INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND THE NCC
6. PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
8. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE HS2 SUPPORT.
9. BELOW GROUND PIPEWORK AND FITTINGS TO BE DWV SN6, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
10. PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
11. MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
12. MINIMUM SIZE OF PIPEWORK SHALL BE DN100.
13. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.
14. ALL MANHOLES TO BE LOCATED CLEAR OF FUTURE FENCELINES.

SEWER NOTES:

1. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
2. CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
3. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566 & AS3500.2
4. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
5. PIPEWORK SHALL BE CONSTRUCTED OF DWV SN6 U.N.O. PIPEWORK RECEIVING HIGH TEMPERATURE DISCHARGES SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HDPE) OR COPPER TYPE 'B'.
6. PIPEWORK SHALL HAVE BE MINIMUM CLASS SN6 UNLESS NOMINATED OTHERWISE ON PLANS.
7. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS TO AS3500
8. ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
9. MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE.
10. MINIMUM SIZE OF BRANCH DN65 AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
11. WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOORS SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-FOAM TYPE, MAKE ALLOWANCE FOR VINYL CLAMP GRATES SUBJECT TO FLOOR FINISHES.
12. ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
13. PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
14. INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
15. ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
16. WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
17. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

WATER NOTES:

1. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCILS (OR TAS WATER FOR EXTERNAL) DEVELOPMENT ENGINEER
2. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER APPROVED CONTRACTOR AT DEVELOPERS COST.
3. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
4. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
   AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. INSTALLATION OF AN APPROVED SYSTEM IS TO BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
5. ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
6. WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION
7. MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS; 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS.
8. PROVIDE STOP VALVES AT ALL BRANCH OFFTAKES.
9. ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR.
10. ELECTROMAGNETIC TRACKING TAPE TO BE PLACED OVER ALL TRENCHES CONTAINING WATER PIPES 50∅ OR GREATER ABOVE HAUNCHING.
11. ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS. VALVES LOCATED IN DUCTS OR WALLS SHALL BE POSITIONED BEHIND APPROVED TYPE ACCESS COVERS.
12. ALL SCREWED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE.
13. ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PE100 CONFORMING TO AS 4130 AND BE BUTT OR FUSION WELDED.
14. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSAA AND AS3500.
15. HOT WATER TO BE STORED AT MINIMUM 60°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO; 50°C TO ABLUTION AREAS, 60°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C WITH THERMOSTATIC MIXING VALVES IN DISABLED, CHILD CARE AND AGED CARE FACILITIES
16. TEMPERED, COLD WATER, HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500.4 AND NCC VOL. 3 FOR CLIMATE REGION 7. HOT WATER CIRCULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOIL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED, AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C, OTHER LAGGING RATED TO 105°C. ALL LAGGING SHOULD BE FIRE RATED TO NCC REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
17. ONE PRESSURE RELIEF VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING
18. HOSE BIB COCKS SHALL BE 600mm ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20mm IN SIZE, U.N.O., AND FITTED WITH APPROVED VACUUM BREAKERS.THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILST TESTING IS CARRIED OUT.
19. ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE OH&S ACCESS.
20. FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC., FLOW AND PRESSURE TEST ALL HYDRANTS AND HOSE REELS.
21. ALLOWANCE SHALL BE MADE TO ENSURE HOT WATER DOES NOT EXCEED 500 kPa STATIC PRESSURE.

BUILDING HYDRAULICS:

1. ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA) AND LOCAL AUTHORITY REQUIREMENTS.
2. ALL DRAINAGE PIPEWORK SHALL BE DWV CLASS SN6 U.N.O., ALL WASTE AND VENT SHALL BE DWV CLASS PIPE.
3. DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER WITH PUSH ON CAPS, DO NOT USE RAGS, PAPER DUCT TAPE OR WOODEN PLUGS.
4. SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
5. PROVIDE FIRE STOPS AS REQUIRED.
6. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
7. REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
8. THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, COMMUNICATIONS, GAS, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
9. ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 10 MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U OR HDPE PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
11. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1345.
12. MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
13. MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE SUPER INTENDANT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
14. CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE SUPER INTENDANT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
15. REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

TASWATER & PLUMBING PERMIT NOTES:

1. ALL WORKS OUTSIDE OF THE PROPERTY BOUNDARY WILL BECOME TASWATER ASSETS.
2. ENSURE ALL WORKS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS NOTED WITHIN THE DRAWINGS AND ISSUED PERMITS
3. ALLOW TO ORGANISE ALL APPLICATIONS TO UNDERTAKE TASWATER WORKS AS NOTED IN THE APPROVAL DOCUMENTS AND UNDERTAKE ALL REQUIRED INSPECTIONS DURING CONSTRUCTION.
4. ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE WSA PARTS 02 & 03 (WATER AND SEWERAGE CODES OF AUSTRALIA) AND TO THE SATISFACTION OF TASWATER.
5. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.
6. ENSURE ALL WORKS PRE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS NOMINATED ON THE APPROVED PLUMBING PERMIT PRIOR TO PRACTICAL COMPLETION.

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6. ENSURE ALL WORKS PRE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS NOMINATED ON THE APPROVED PLUMBING PERMIT PRIOR TO PRACTICAL COMPLETION.

7. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1
8. VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES
9. CODE WSA 02—2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES
10. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WITH THE PRESSURE SEWERAGE CODE OF AUSTRALIA WSA 07- 2007, TASWATER'S SUPPLEMENT TO WSA 07-2007, TASWATER'S PRESSURE SEWER GUIDELINES, TASWATER'S STANDARD PRESSURE SEWER SYSTEM DRAWINGS & TASWATER'S LAUDERDALE PRESSURE SEWER SYSTEM PROPERTY OWNER'S MANUAL

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APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	AJ			
DESIGN:	NAT			
CHECKED:	AJ			
VERIFIED:	DG			

PROJECT:
STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: HYDRAULIC NOTES

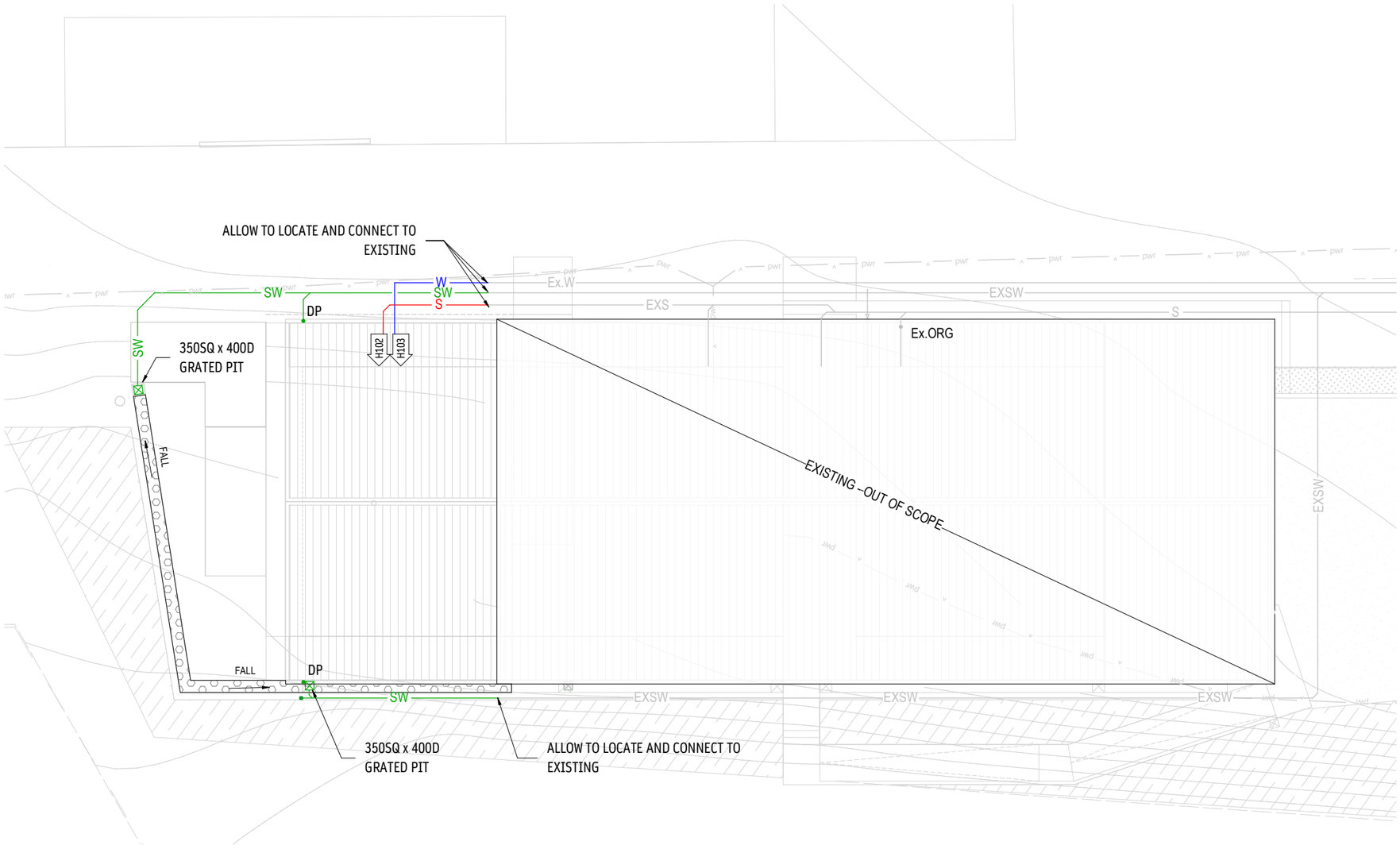
SCALE: (A3)

PROJECT No. 23E55-12

SHEET No. H001

REV. 0

DRAINAGE SCHEDULE	
—S—	SEWER LINE DN100 DWV SN6 AT MIN. 1.65% U.N.O
—EXS—	SEWER LINE - EXISTING
—SW—	STORMWATER LINE DN100 DWV SN6 AT MIN 1.0% GRADE U.N.O
—EXSW—	STORMWATER LINE - EXISTING
—W—	WATER LINE - EXISTING
—Ex.W—	WATER LINE



NOTE:

CLAYS ARE NOTED AS SLIGHTLY DISPERSIVE IN THE SITE AND SOIL EVALUATION REPORT. TREAT EXPOSED CLAYS AS PER DOYLE SOIL CONSULTING RECOMMENDATIONS AS PER BELOW -
"TO MINIMISE THIS, WE RECOMMEND COVERAGE OF EXPOSED SUBSOIL WITH TOPSOIL OR REGULAR TREATMENT WITH GYPSUM AT 0.5Kg/m² ALONG WITH MINIMISING SUBSOIL DISTURBANCE WHENEVER POSSIBLE".

HYDRAULIC SITE PLAN

1 : 200

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

HYDRAULIC NOTES:

ALL PLUMBING SHALL BE IN ACCORDANCE WITH NCC VOL 3 (BCA), AS3500 AND TO LOCAL AUTHORITY APPROVAL

AG DRAINS TO BE INSTALLED PRIOR TO COMMENCEMENT OF FOOTING EXCAVATION.

CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.

REFER ARCHITECT'S DRAWINGS FOR FIXTURE LOCATION AND SPECIFICATION.

PROVIDE TUNDISHES CONNECTED TO STORMWATER TO ALL AIR CONDITIONING UNITS AND PRESSURE VALVES - PIPE LAYOUT TO BE DETERMINED ON SITE.

HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.

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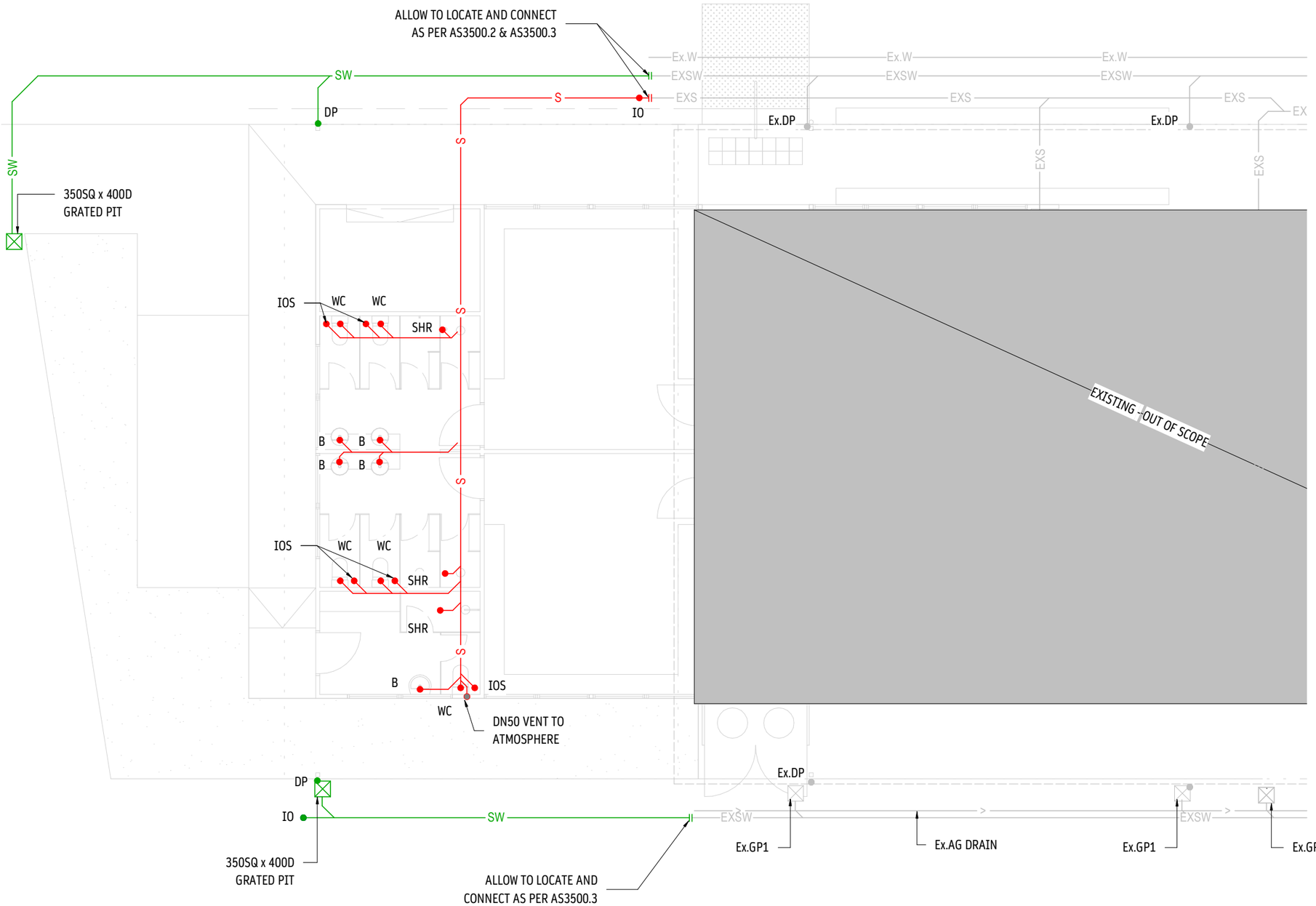
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	APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	NAT	0	STAGE 2 - BUILDING APPROVAL	22/09/2026
CHECKED:	AJ			
DESIGN:	NAT			
CHECKED:	AJ			
VERIFIED:	DG			

PROJECT: STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: HYDRAULIC SITE PLAN

SCALE:	PROJECT No.	SHEET No.	REV.
As indicated (A3)	23E55-12	H101	0



DRAINAGE SCHEDULE	
—S—	SEWER LINE DN100 DWV SN6 AT MIN. 1.65% U.N.O
—EXS—	SEWER LINE - EXISTING
—SW—	STORMWATER LINE DN100 DWV SN6 AT MIN 1.0% GRADE U.N.O
—EXSW—	STORMWATER LINE - EXISTING
—RWC—	RAINWATER CHARGED LINE (DN100 DWV SN6)
—EXRW—	STORMWATER LINE - EXISTING
—TW—	TRADE WASTE (DN100 HDPE @ MIN 1.65%)
—EXTW—	TRADE WASTE - EXISTING
— > —	AG DRAIN AT MIN 1.0% (DN90 SLOTTED PVC)
—EXAG—	AG DRAIN - EXISTING
	AIR ADMITTANCE VALVE
	SEWER (AS PER FIXTURE SCHEDULE)
	STORMWATER DOWNPIPE (DN100) U.N.O
	VENT (DN50) U.N.O
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100)
SHR	SHOWER (DN50)
WC	WATER CLOSET (DN100)
B	BASIN (DN40)

SITE NOTES:
SITE CLASSIFIED AS CLASS S : WITH Ys RANGE 0 - 20mm
REFER TO GEOTECHNICAL REPORT BY DOYLE SOIL CONSULTING
DATED JULY 2025

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NOTE:

CLAYS ARE NOTED AS SLIGHTLY DISPERSIVE IN THE SITE AND SOIL EVALUATION REPORT. TREAT EXPOSED CLAYS AS PER DOYLE SOIL CONSULTING RECOMMENDATIONS AS PER BELOW -
"TO MINIMISE THIS, WE RECOMMEND COVERAGE OF EXPOSED SUBSOIL WITH TOPSOIL OR REGULAR TREATMENT WITH GYPSUM AT 0.5Kg/m² ALONG WITH MINIMISING SUBSOIL DISTURBANCE WHENEVER POSSIBLE".

GROUND FLOOR HYDRAULIC LAYOUT

1 : 100

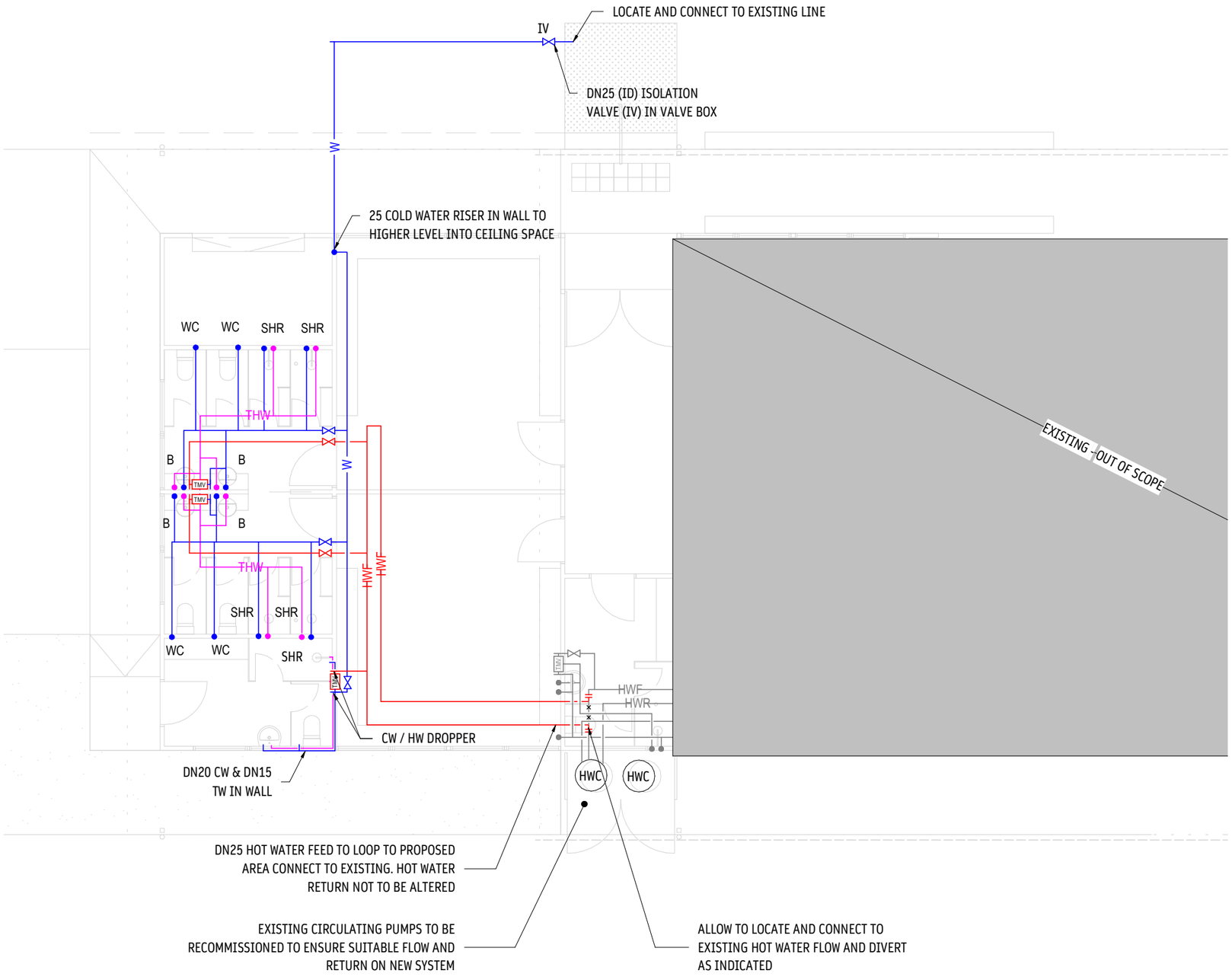
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VERIFIED:	DG			

PROJECT:	SHEET:	SCALE:	PROJECT No.	SHEET No.	REV.
STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY SEYMOUR STREET BRIGHTON	GROUND FLOOR HYDRAULIC LAYOUT	1 : 100 (A3)	23E55-12	H102	0



HOT & COLD SERVICES LAYOUT

1 : 100

WATER SERVICES SCHEDULE	
	COLD WATER DN25 (ID) PE-X SDR11 U.N.O
	TEMPERED HOT WATER (NOMINAL SIZE) PE-X SDR-11 U.N.O
	HOT WATER FEED DN25 (ID) PE-X SDR 11 U.N.O
	HOT WATER RETURN DN20 (ID) PE-X SDR 11 U.N.O
	COLD WATER FIXTURE
	HOT WATER FIXTURE
	TEMPERED WATER FIXTURE
B	BASIN (DN40)
SHR	SHOWER (DN50)
WC	WATER CLOSET (DN100)

NOTE:

TMV THERMOSTATIC MIXING VALVE - ENWARE AQUABLEND 1500 WITHIN WALL BOX COMPLETE WITH HINGED LOCKABLE DOOR. MODEL NUMBER ATMS700H-350

HYDRAULIC NOTES:

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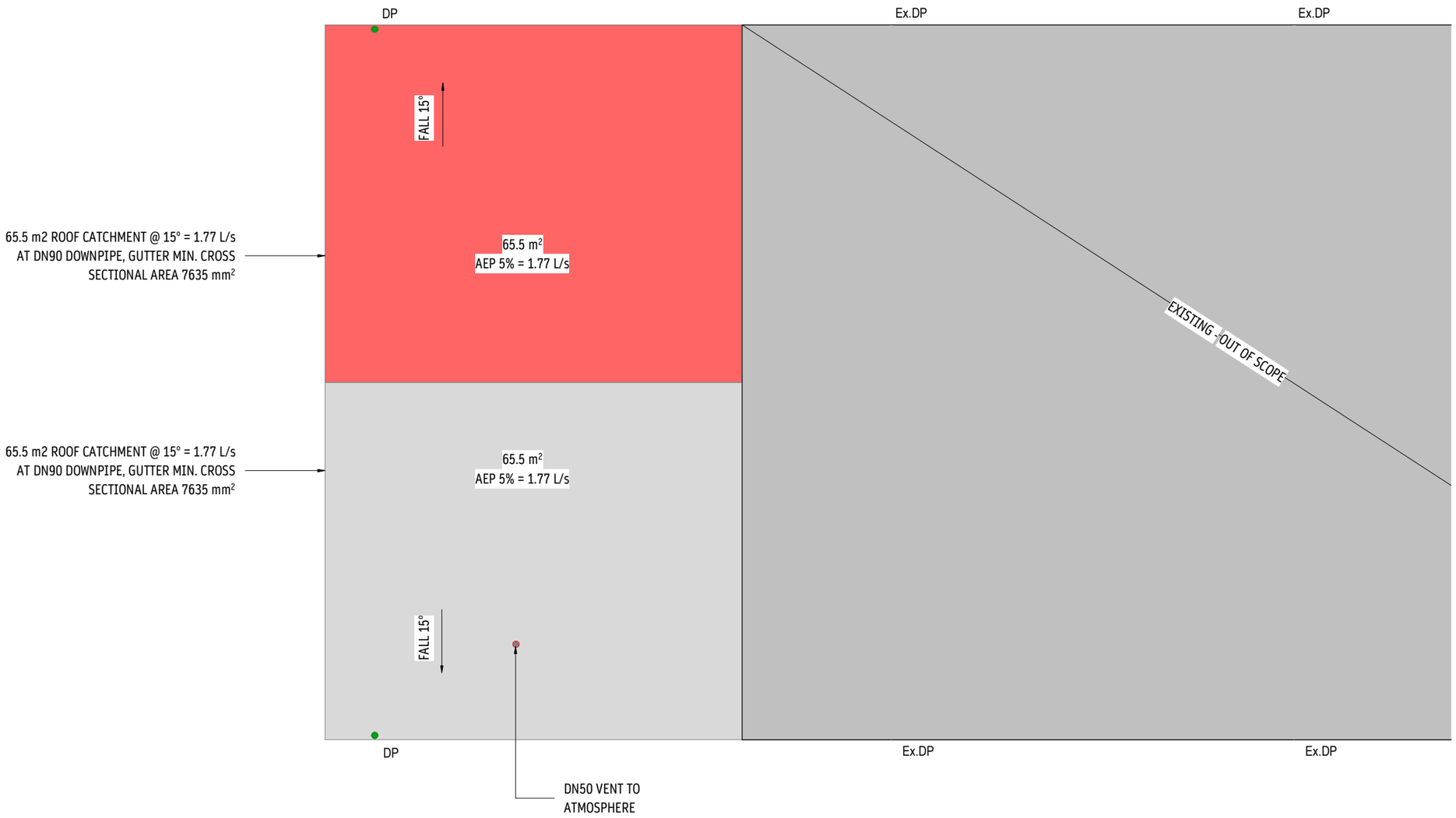
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DESIGN:	NAT			
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VERIFIED:	DG			

PROJECT: STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: HOT & COLD SERVICES LAYOUT

SCALE:	PROJECT No.	SHEET No.	REV.
1 : 100 (A3)	23E55-12	H103	0

ROOF SCHEDULE	
●	STORMWATER DOWNPIPE (DN100) U.N.O
●	VENT (DN50) U.N.O
EG	EAVES GUTTER (MIN CROSS SECTIONAL
	AREA TO BE AS INDICATED ON DRAWINGS)



HYDRAULIC NOTES:

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ROOF HYDRAULIC LAYOUT

1 : 100

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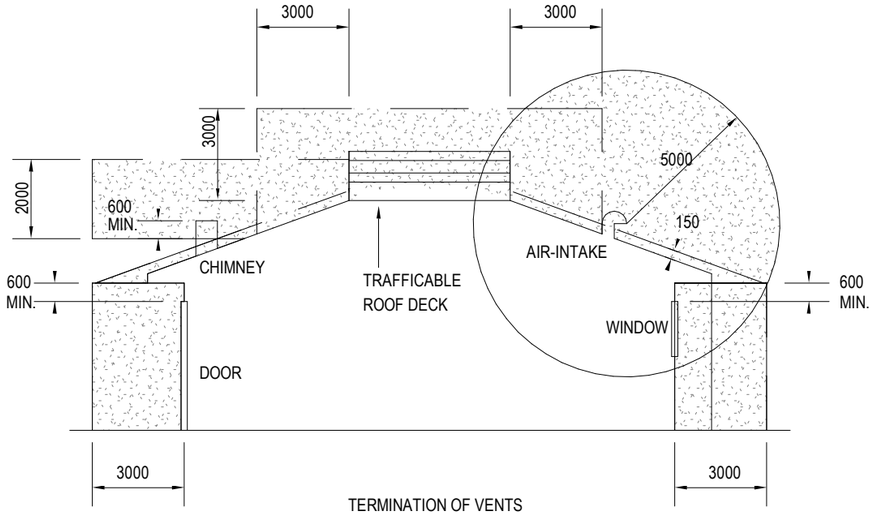
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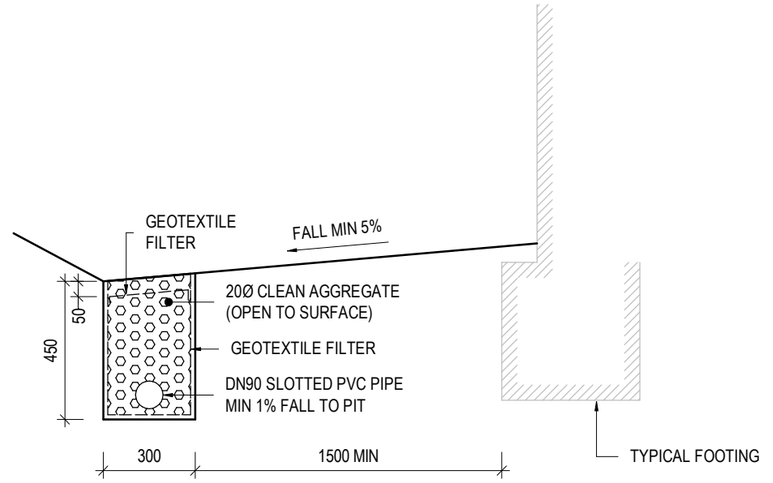
SHEET: ROOF HYDRAULIC LAYOUT

SCALE: 1 : 100 (A3)
PROJECT No. 23E55-12
SHEET No. H104
REV. 0



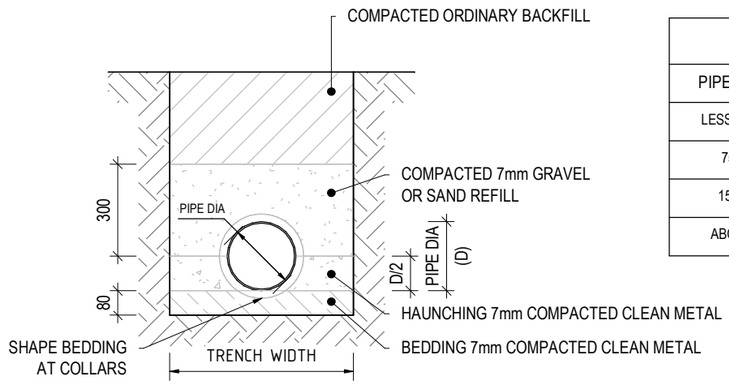
TERMINATION OF VENTS

1 : 100



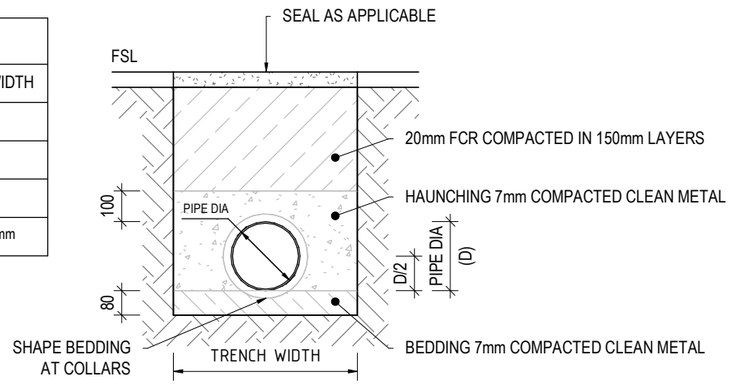
TYPICAL AG DRAIN

1 : 20



NON-TRAFFICABLE AREAS

TRENCH WIDTHS	
PIPE DIAMETER	MIN TRENCH WIDTH
LESS THAN 50mm	250
75 - 100mm	450
150 - 300mm	600
ABOVE 300mm	DIA. PLUS 300mm



TRAFFICABLE AREAS

HYDRAULIC - TYPICAL PIPE TRENCH DETAILS

1 : 20

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PROJECT: STAGE 2 - TED JEFFRIES MEMORIAL PARK COMMUNITY SPORTS FACILITY
SEYMOUR STREET
BRIGHTON

SHEET: HYDRAULIC DETAILS

SCALE: As indicated (A3)
PROJECT No.: 23E55-12
SHEET No.: H301
REV.: 0

E. Certificate of Likely Compliance (CLC)

Date: 5 November 2026

Provided by: Holdfast

Holdfast BUILDING SURVEYORS

CERTIFICATE OF LIKELY COMPLIANCE – BUILDING WORK

Section 134
Section 98

Form **11A**

To: AKA Architects *Owner /Agent*
Unit 4, 245 Elizabeth Street *Address*
Hobart, TAS 7000 *Suburb/postcode*

Applicant / Owner/ Owner builder details:

Note: Only an owner or agent of the owner may make an application

Owner: Brighton Council — Contact person: Isabella Fyfe
Address: 1 Tivoli Road — Phone No: 0419 096 880
Old Beach, TAS 7017 — Fax No:
Email: isabella.fyfe@brighton.tas.gov.au

Owner builder: Yes: [ ] *(X if applicable)* Registration No:

Agent: AKA Architects — Contact person: Andrew Kerr
Address: Unit 4, 245 Elizabeth Street — Phone No: 0408 634 822
Hobart, TAS 7000 — Fax No:

**Agents to be authorised in writing by the owner* Email: andrew@aka-architects.com.au

Building Surveyor details:

Building Surveyor: Nigel Grice — Category: BS
Business name: Holdfast Building Surveyors — Phone No: 03 6231 5717
Address: 38 Burnett Street — Fax No:
North Hobart, TAS 7000
Licence No: CC270O — Email: admin@holdfasttas.com

Details of building work:

Type of work: Permit work [ ] Notifiable work [X] *(X one applicable)*
Address: 65 Racecourse Road — Lot No: 1, 2
Brighton, TAS 7030 — Certificate of Title: 171668
Type of Work: Addition & Alteration — new building / alteration / addition / repair /demolition / removal / re-erection / other
Use of Building: Change Rooms — main use — Building class: 10a

Other details:

Area: m² — existing building floor: 0 — new floor: — land: 484460
Material: Floor: Concrete/ Stone/Slate — Walls: Fibre Cement — Roof: Aluminium — Frame: Timber
Value of Work: $ $350,000.00 [inclusive of GST] — Contract Price: [ ] — Estimate: [X] — No. of dwelling units: 0

Licensed Building Service Provider details:

Architect:	**Andrew Kerr**	**Licence:**	**CC6568**
Business name:	AKA Architects	Phone:	0408 634 822
Business address:	Unit 4, 245 Elizabeth Street	Hobart TAS 7000	
Email address:	andrew@aka-architects.com.au		
Engineer: Civil:	**Daniel Gardner**	**Licence:**	**CC5147U**
Business name:	Verto Aus Pty Ltd	Phone:	03 6234 8666
Business address:	199 Macquarie Street	Hobart TAS 7000	
Email address:	hello@vertotas.com.au		
Engineer: Building Services:	**Alan Coote**	**Licence:**	**CC111H**
Business name:	Coordinated Engineering Services	Phone:	03 6294 6033
Business address:	93-97 Campbell Street	Hobart TAS 7000	
Email address:	info@coengserv.com.au		
Builder:	**TBC**	**Licence:**	
Business name:		Phone:	
Business address:		TAS	
Email address:			

Certificate details:

In considering this application the following documents and matters were taken into account (s98; s132) -

	Details:	*Prepared by:*
Required documents:	Project Ref. 140 TJB – Drawing Nos: WD-00 to WD-56, dated 08 September 2026	AKA Architects
	Project Ref. 23E55-12– Drawing Nos: S001 to S004, S101, S102, S401, H001, H101 to H104 and H301, dated 22 September 2026	Verto Aus Pty Ltd
	Project Ref. 246079A– Drawing Nos: E1 to E5 and BS9-01, dated August 2026	Coordinated Engineering Services
Required certificates:	Form 35 Certificate of Responsible Designer, Project Ref. 140 TJB, dated 30 October 2026	Andrew Kerr, AKA Architects
	Form 35 Certificate of Responsible Designer, Project Ref. 23E55-12, dated 22 September 2026	Daniel Gardner, Verto Aus Pty Ltd
	Form 35 Certificate of Responsible Designer, Project Ref. 246079A, dated 31 August 2026	Coordinated Engineering Services
Information	Form 2 Application for Building Permit CLC Notice of Work, dated 30 October 2026	Isabella Fyfe

Relevant permit or consent requirements under other Acts:	Planning Permit, Permit No. DA2023/219, dated 18 January 2024	Brighton Council

Relevant approvals considered: Planning [X] Plumbing CLC [ ] *(X if applicable)*

Conditions & Inspection Requirement:

This certificate is granted subject to the following conditions -

Conditions:	*Origin:*
1. The project's builder shall provide a Form 71A Standard of Work Certificate – Building Work to the Building Surveyor and owner prior to the project's Occupancy Permit/Certificate of Final Inspection being issued.	Building Act 2016
2. The structural engineer has been engaged to undertake regular structural inspections of the work as it progresses. Accordingly, the Building Surveyor is to be notified of each inspection prior to it occurring and is to also be forwarded a Certificate of Others (Form 55) upon completion.	Holdfast Conditions
3. Prior to the issue of the Certificate of Completion (Building Work), the responsible person for the building work is to provide a copy of the Form 21 - Certificate of Completion (Plumbing) to the Building Surveyor.	
4. Prior to the issue of the Occupancy Permit, compliance statements or certificates are to be submitted to the Building Surveyor for the following: • Interior lighting – installed to AS/NZS1680 – 2009 and Section J Energy Efficiency Part J7 Artificial Lighting and Power of the Building Code of Australia Volume One 2022 • Emergency escape lighting and exit signs – designed and installed to AS2293.1 – 2018 • Glazing – selected and installed to AS1288 – 2021 • Windows – selected and installed to AS2047 – 2014 • Mechanical ventilation – designed and installed to AS1668.2 – 2012 and Section J Energy Efficiency Part J6 Air-conditioning and Ventilation Systems of the BCA Volume One 2022. • Hot water associated the hot water cylinder stored and delivered at a temperature above 60°C, as per AS/NZS3500.4 – 2003 • Hot water supplied to all hand wash basins are to be tempered via thermostatic mixing valve(s) set to a temperature not exceeding 45°C, as per AS/NZS3500.4 – 2021 • Roof areas clad with plastic sheeting protected in accordance with Clause 2.4 Safety Precautions of AS1562.3 – 2006. • Electrical Installations (Wiring Rules) AS/NZS3000 – 2018 • Wall and Ceiling Lining Materials: Table S7C4 – Specification S7C4 , Fire Hazard Properties • Waterproofing of wet areas AS3740 – 2021	Commercial Conditions (Various)
5. Portable Fire Extinguishers are to be selected and installed in accordance with AS2444 – 2001.	
6. Floor coverings are to possess the following Fire Hazard Properties: A Critical Radiant Flux of not less than 2.2 and a maximum smoke development rate of 750 percent-minutes. Testing certification to this effect must be provided to the Building Surveyor prior to occupancy being issued.	

The following mandatory notification stages apply to this building work (X applicable):

Covering in the foundations – to inspect prior to pouring concrete for pads, piers, strip footings, stiffened raft slabs & the like	X
Pouring structural concrete – to inspect prior to pouring concrete for ground/suspended slabs, columns, beams & the like	X
Pouring structural concrete – to inspect prior to pouring concrete for reinforced masonry	X
Cladding or building-in the structural frame – includes prior to laying flooring if frame cannot be seen or reasonably accessed thereafter	X
Waterproofing – to inspect upon completion of application of waterproofing	X
Fire Rating – Inspection of penetration to fire rated elements	
Completing the building work – to inspect when all building work has been completed	X

Other mandatory notification stages (specify):

Occupancy – prior to occupying/re-occupying the building or part of the building – a completed Application for Occupancy Permit is required	X
~~Building work referred to in this certificate has been assessed as a Performance Solution under the NCC~~	

I certify that after assessment of the application submitted to me, I am satisfied that the building work to which this certificate applies is likely to comply with the *Building Act 2016,* the *Building Regulations 2016* and the National Construction Code.

	Signed:	*Date:*	*Certificate No.*
Building Surveyor:		05 November 2026	2026-270 CLC1

LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION