TEMPUS

Swansea, Tasmania

STAGE 1A
(Set-Out Plan)

vH

3 November 2020
1:1,000 @ A1 1:2,000 @ A3

Key

A. Stage 1 of 'The Enclave'
B. Display Home (Type B)
C. Existing Trees Retained
D. Detention Ponds
E. Observatory on Header Tank
F. Plant Shed for Bio-Reactor
G. Sub-Station in Basement
H. Builder's Shed (Future Workshop)
J. Highway Intersection
(Refer G&R 10.0291 C-C024)
K. Interim Catte Grid & Gate
L. Equipment Carport
M. RW Tanks
N. Fire Service Access Gates
P. Sewer Service Access Gate
Q. Existing Mt Pleasant Rd Gate
R. New Mt Pleasant Rd Gate
S. Access Gate into Kelvedon
T. LPG Storage Tank
U. Orchards

Existing Trees (Retained)
Proposed Trees
Existing WP*1 Fence
Proposed WP*1 Fence
Tasnet AG Supply Line
High Voltage UG Cable
Low Voltage UG Cable
SW Lines
Sewer Lines
Fire Service Lines

*1 WP = Wallaby Proof

Piermont Homestead
Kelvedon Estate
Piermont Resort
Gala Estate Vineyard
Tasman Highway
Mount Pleasant Road
TRP1 DA02 (Roads) & TEM1 DA02 (Landscaping)
TRP1 DA01 (Roads) & TEM1 DA01 (Landscaping)
TRP1 DA03 (Roads) & TEM1 DA03 (Landscaping)
43m
240m
140m
112m
100m
68m
146m
72m
80m
103m
4m
20m
26m
30 deg

TEMPUS

Swansea, Tasmania

Site Plan
(Stage 1A)

vH

3 November 2020
1:1,000 @ A1 1:2,000 @ A3

Piermont Homestead

Kelvedon Estate

Piermont Resort

Kelvedon Estate

Gala Estate Vineyard

Tasman Highway

Mount Pleasant Road

Key

A. Stage 1 of 'The Enclave'
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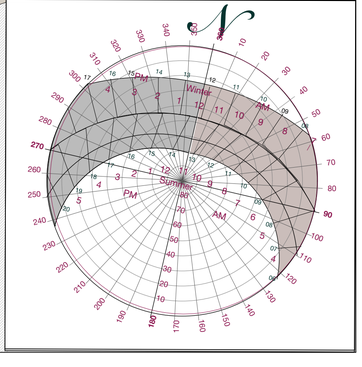
Existing Trees (Retained)
Proposed Trees
Existing WP*1 Fence
Proposed WP*1 Fence
Tasnet AG Supply Line
High Voltage UG Cable
Low Voltage UG Cable
SW Lines
Sewer Lines
Fire Service Lines

*1 WP = Wallaby Proof



TEMPUS

Swansea, Tasmania

The Enclave

Ground Floor Plan

(Stage 1A)

vA

Drawing

No.: TEN2 DA01
Date: 15 Oct 2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal 489m²

Key

A. Bike/Buggy Park
B. Wind Lobby
C. Pergola over Terrace
D. Conservatory
E. Servery
F. Male Toilets
G. Female Toilets
H. Disabled Toilets
J. Interim Garbage Room
K. Interim Cleaners' Room
L. Supply Store
M. A/C Plant over
N. Interim Entry Canopy
P. Playground
Q. Stair to Basement
R. Meeting Room
S. Administration & Sales
T. Potential Stage

Contacts:

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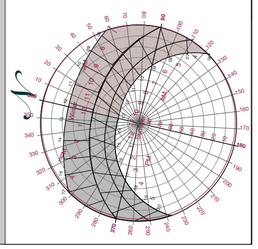

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RL 52.40
RL 51.80
RL 53.0
RL 53.00
RL 50.0
RL 52.40
RL 53.0
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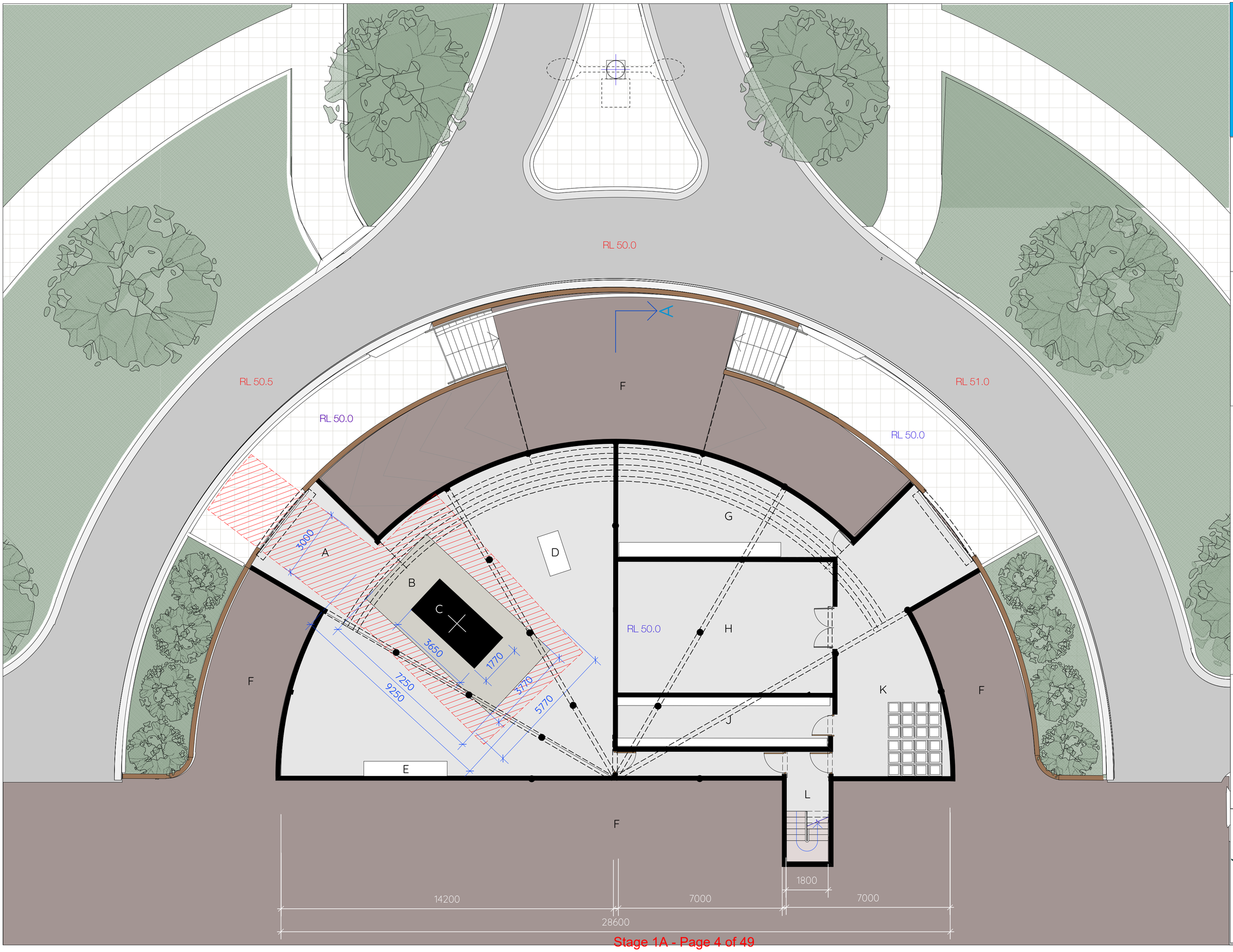
28800

14400
3600 3600 3600 3600



TEMPUS

Swansea, Tasmania

The Enclave

Basement Plan

vA

0 5

Drawing

No.: TEN1 DA02
Date: 18 Oct 2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal Area 545m²

Key

A. Substation Easement
B Earth Mat to Substation
C 1.5 MVA Substation
D Stand-by Generator
E Main Switchboard
F Undercroft
G Fire Hydrant Controls
H Enclave Store Room
J Supply Store
K Garbage Room
L Stair to The Enclave

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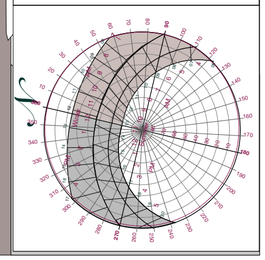

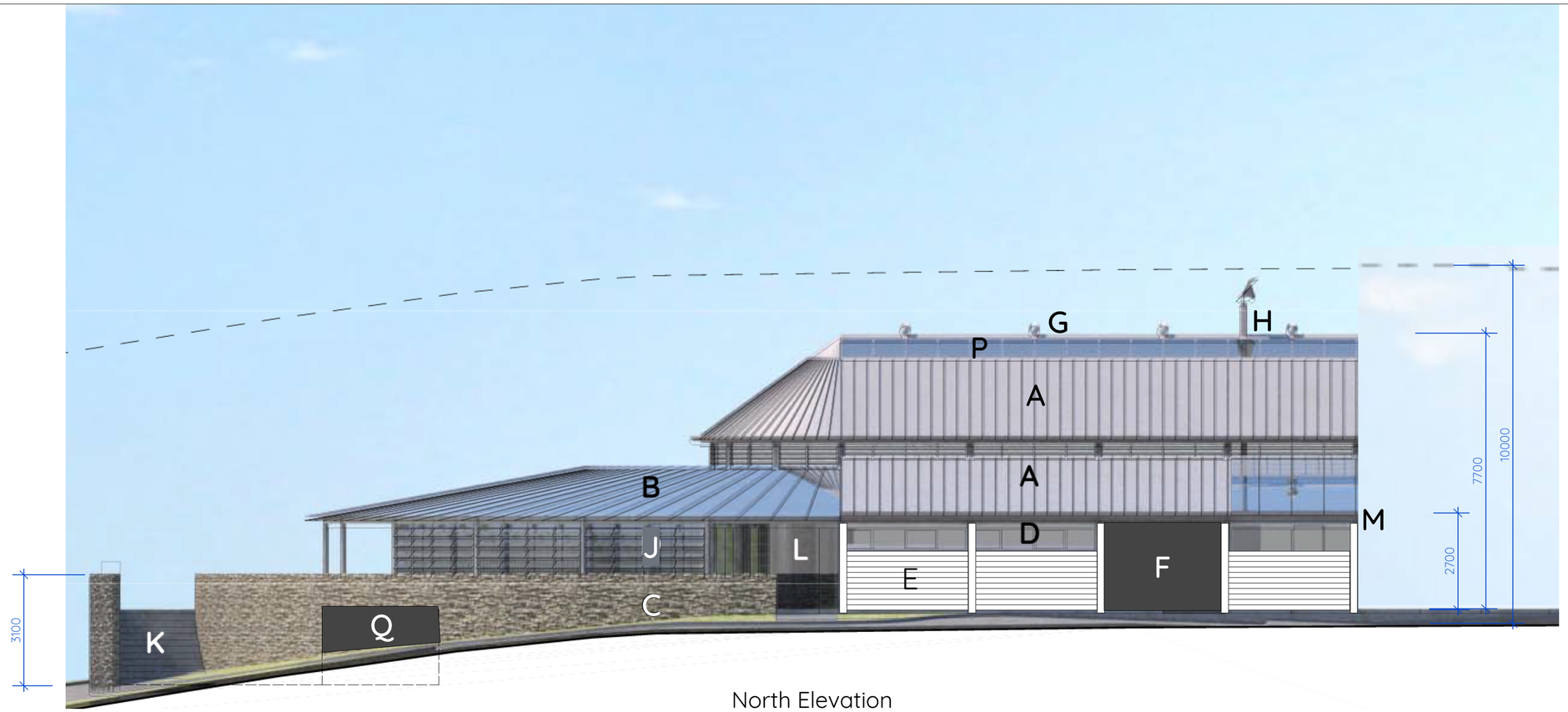

North Elevation



South Elevation

TEMPUS

Swansea, Tasmania

The Enclave

N&S Elevations (Stage 1A)

vM

Drawing

No.: TEN2 DA03
Date: 15 Oct 2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal 489m²

Key

A. 'Slate Grey' Matt C/bond
B. Laminated Glass Roof
C. Stone Wall from the site
D. Al. Hopper Windows
E. White Wheatherboards
F. 'Basalt' C/Bond R/door
G. Galvanised Roof Vents
H. 'Bird' Rotating Flue Cap
J. Al. Glazed Louvres
K. Stone Stairs
L. Glass Automatic Doors
M. 'Slate Grey' Raingoods
N. 10m Height Envelope
P. Clear Ridge Skylight
Q. 'Basalt' R/door to Base't

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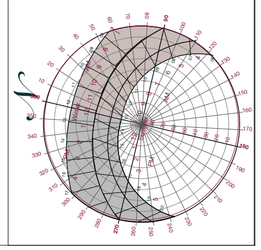
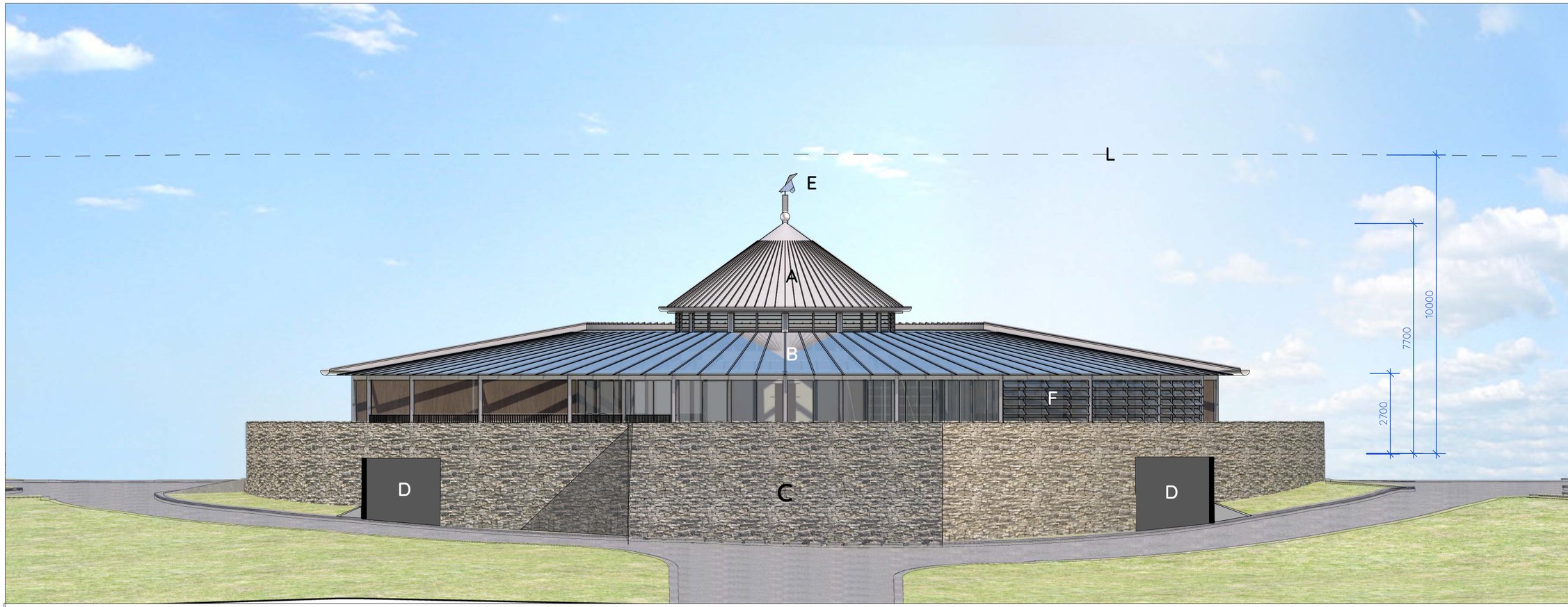
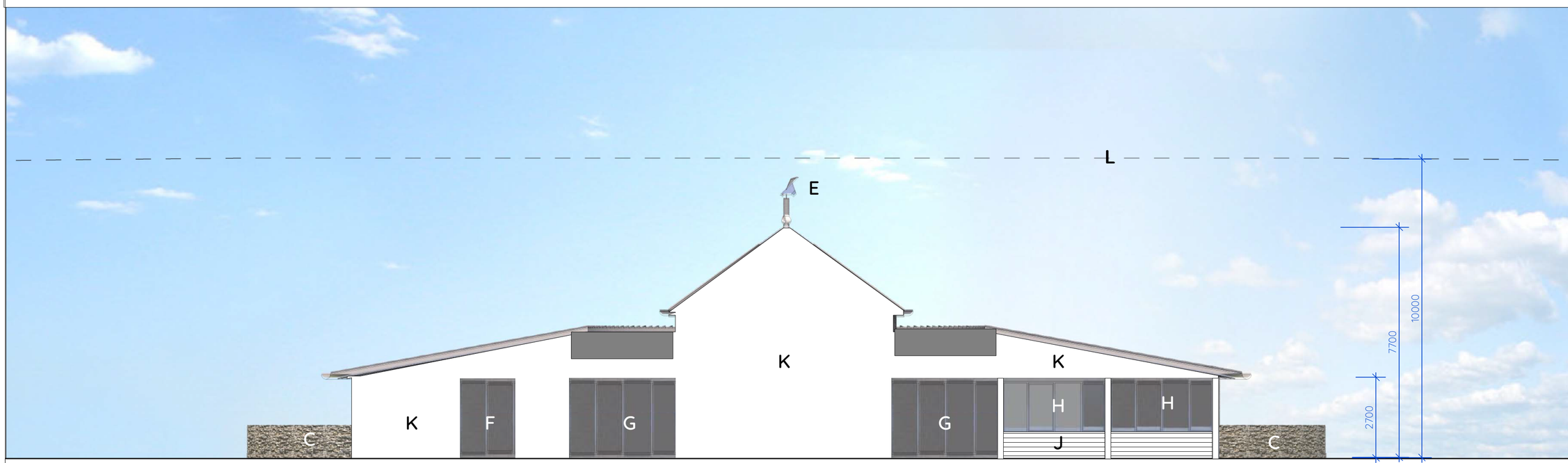




East Elevation



West Elevation

TEMPUS

Swansea, Tasmania

The Enclave

E&W Elevations

(Stage 1A)

vM

Drawing

No.: TEN2 DA04
Date: 15 Oct 2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal 489m^2

Key

A. 'Slate Grey' Matt C/Bond
B. Laminated Glass Roof
C. Stone Wall from the site
D. 'Basalt' R/Door to Base't
E. 'Bird' Rotating Flue Cap.
F. Al. GLass Louvres
G. Auto Glass Doors
H. Al. Hopper WIndows
J. Whte Weatherboards
K. White CFC Sheeting (Interim Wall)
L. 10m Height Limit

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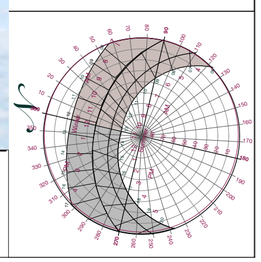
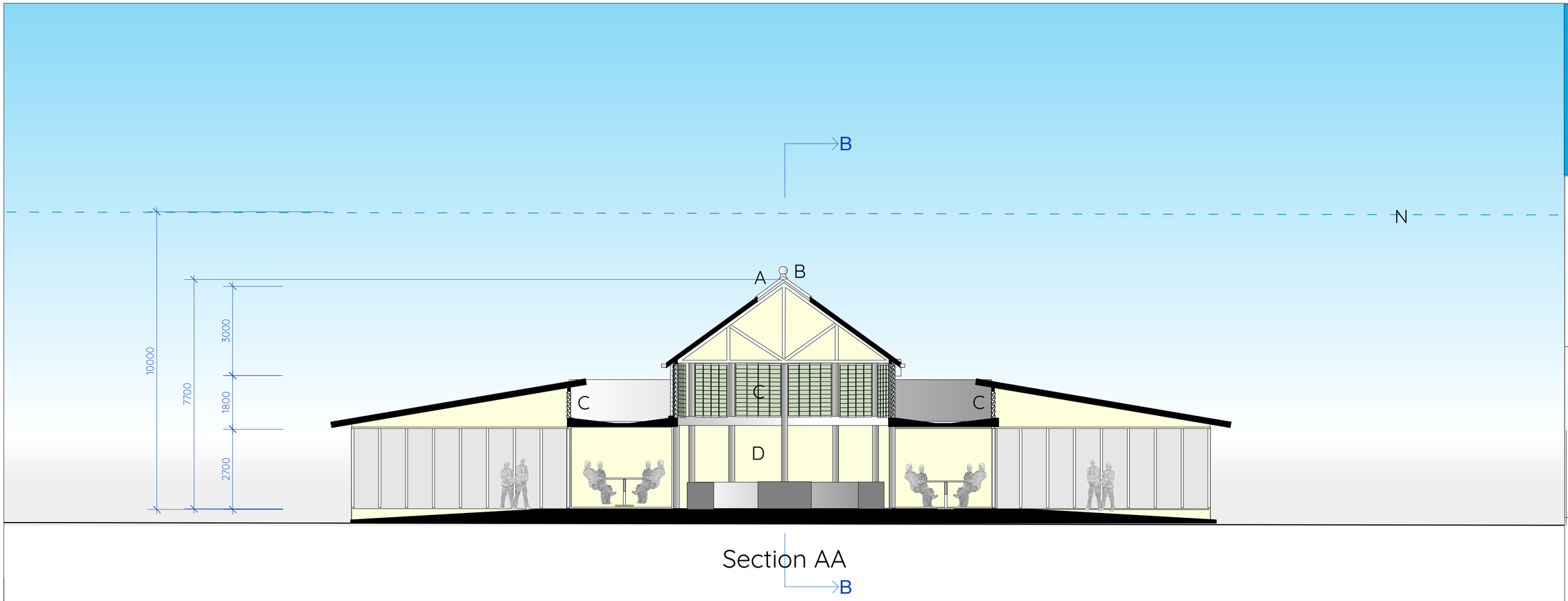
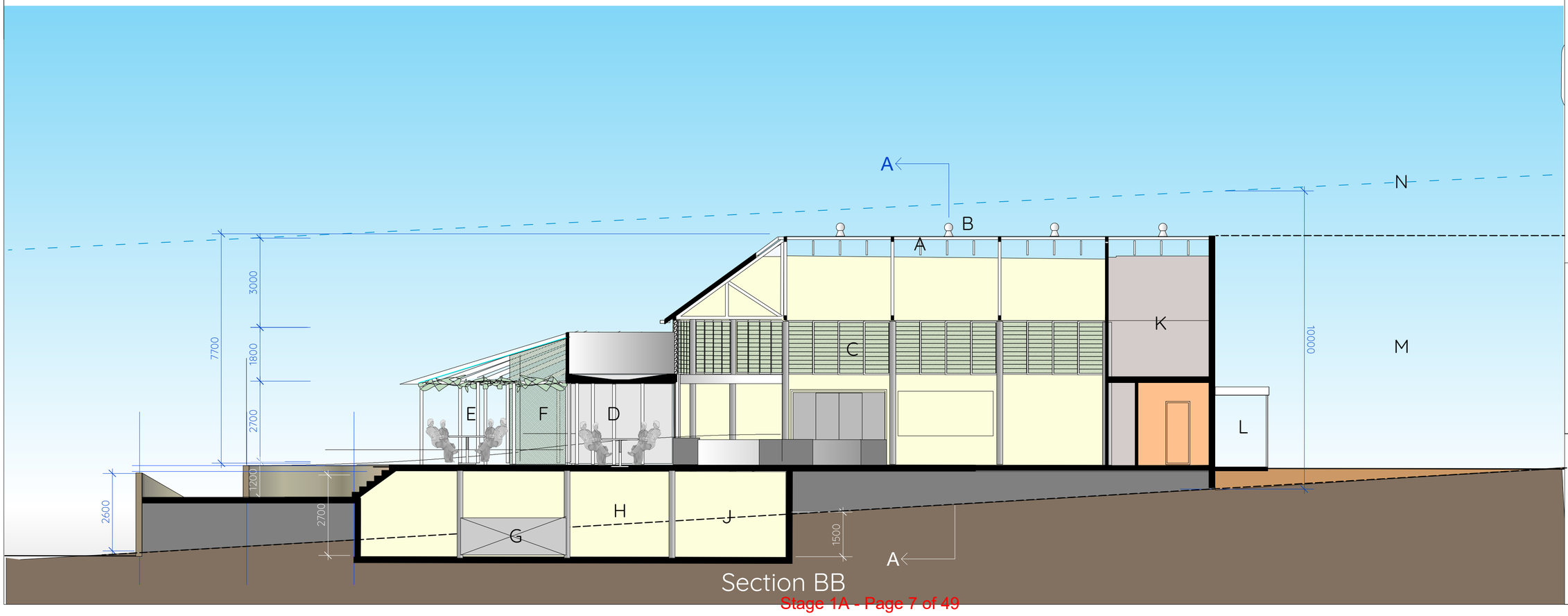




Section AA



Section BB

TEMPUS

Swansea, Tasmania

The Enclave

Sections

(Stage 1A)

vM

Drawing

No.: TEN2 DA05
Date: 12 Nov2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal 489m^2

Key

A. Ridge Skylight
B. Air Vents
C. Glass Louvres
D. Entertaining Lounge
E. Pergola over Terrace
F. Conservatory
G. Substation
H. Storage Basement
J. Existing Ground Level
K. A/C Plant
L. Interim Entry Canopy
M Future Extension
N. 10m Height Envelope

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View of the Café/Bar



View fof the WIsteria Terrace

TEMPUS

Swansea, Tasmania

The Enclave

Interiors

(Stage 1A)

vM

Drawing

No.: TEN2 DA07
Date: 18 Oct 2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal 489m^2

Key

A.

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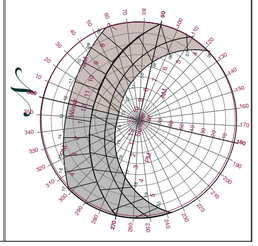



View from the Highway



View of the NE Entry

TEMPUS

Swansea, Tasmania

The Enclave

Exteriors

(Stage 1A)

vM

Drawing

No.: TEN2 DA07
Date: 18 Oct 2020
Scale: 1:100 @A2
1:200 @A4

Areas

Internal 489m^2

Key

A.

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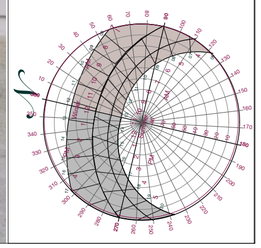
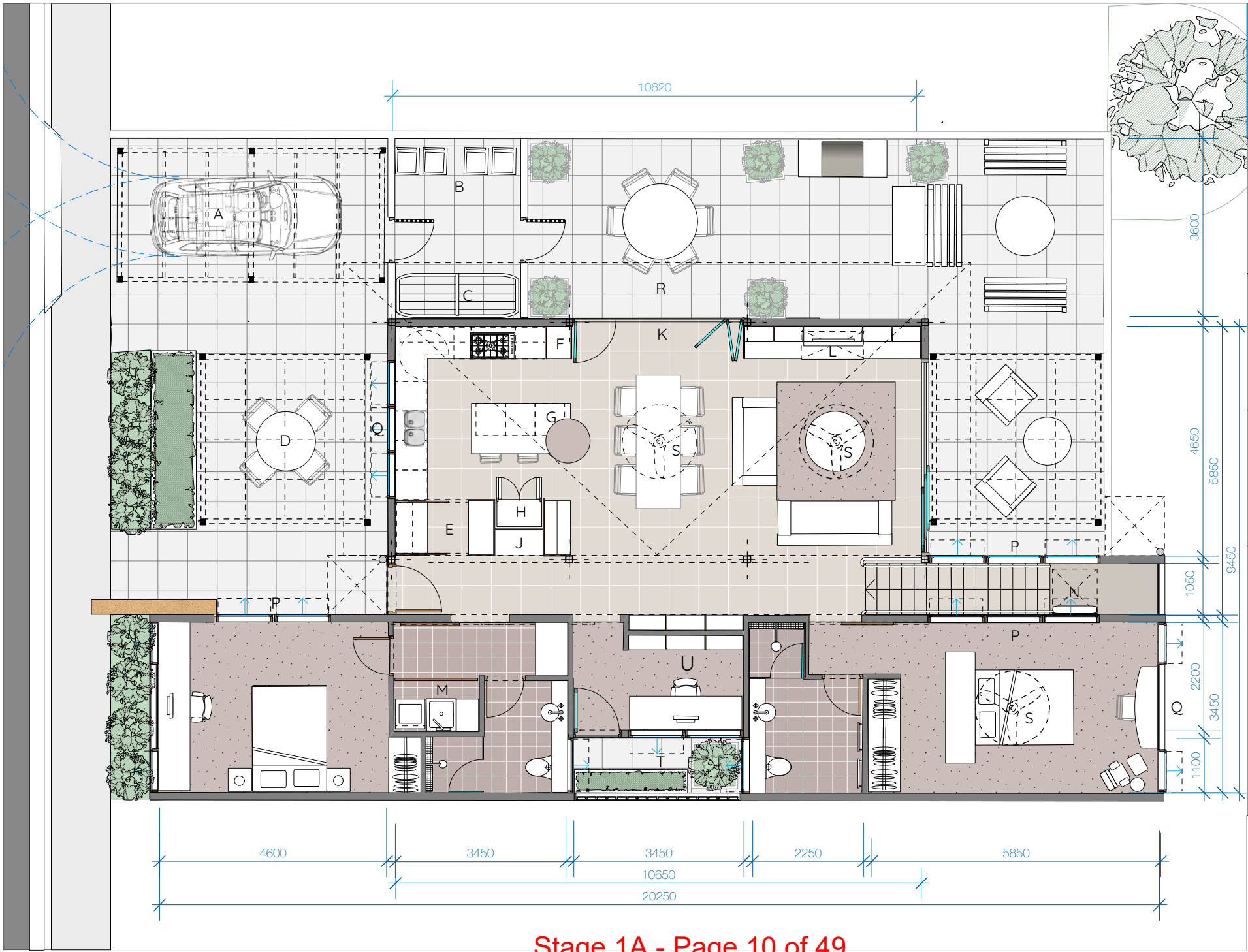




TEMPUS

Swansea, Tasmania

Display Home Ground Floor Plan

vA

Drawing

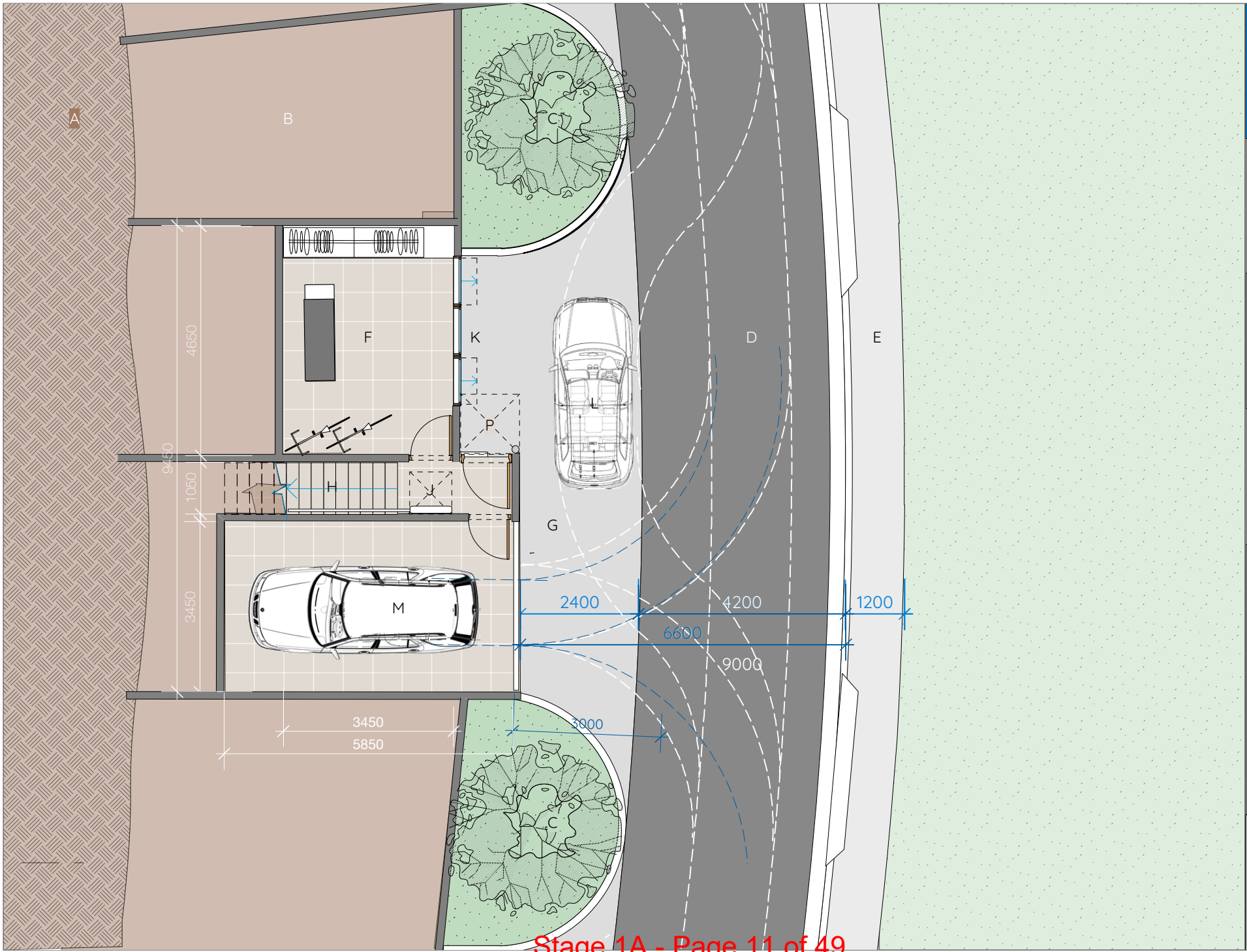
No.: THB1 DA01
Date: 12 Nov 2020
Scale: 1:100 @ A4

Areas

Upper	130m²
Lower	21m²
Total	151m²
Garage	19m²
External	114m²

Key

A. Clear Roof Carport
B. Otto Bin Area
C. Drying Area
D. Afternoon Court
E. Butler's Pantry
F. Oven/Microwave
G. Drinks Fridge under
H. Fridge/Freezer
J. Coat Cupboard
K. 1200 Clerestory over
L. Gas Heater under
M. Laundry
N. Stair Climber
P. Sill @ 1800 AFL
Q. Sill @ 1200 AFL
R. 1200 Roof Overhang
S. Dual Direction Fan
T. Light Court
U Study



TEMPUS

Swansea, Tasmania

Display Home Basement Plan

vA

Drawing

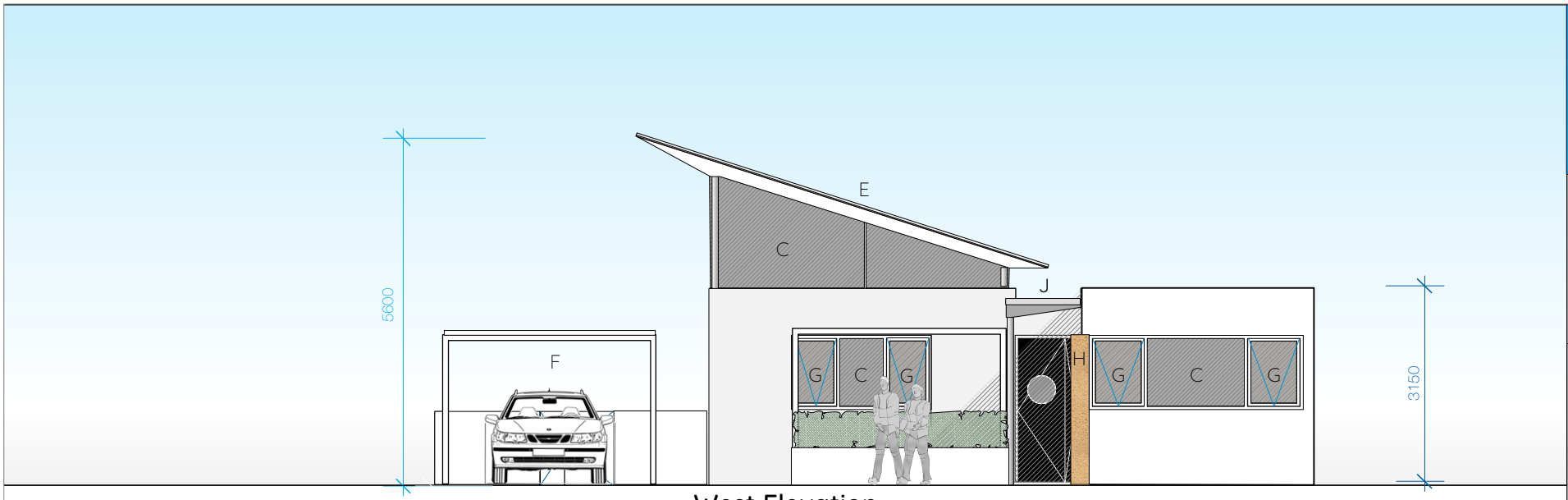
No.: THB1 DA02
Date: 12 Nov 2020
Scale: 1:100 @ A4

Areas

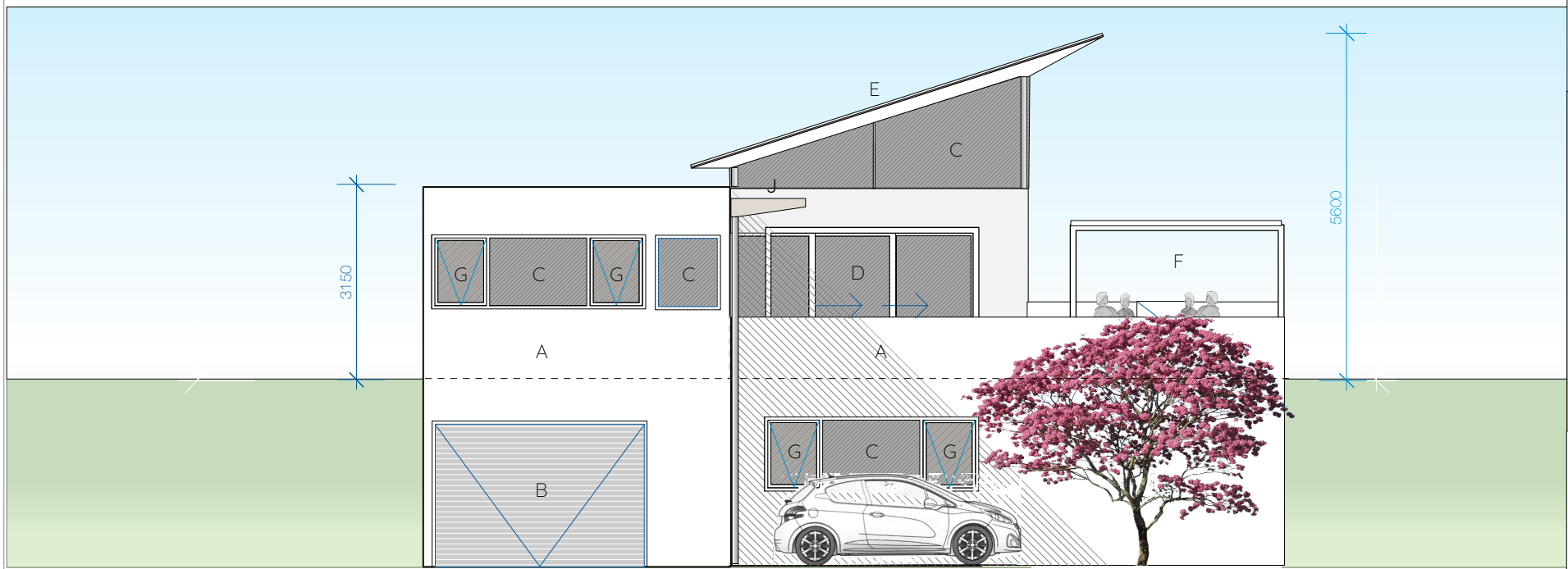
Upper	130m²
Lower	21m²
Total	151m²
Garage	19m²
External	114m²

Key

A Rock Base
B Undercroft
C Tree (<4m)
D Roadway
E Footpath
F Utility Room
G Concrete Apron
H Stair to ILU
J Stair Climber
K SIII @ 1200 AFL
L Visitor Parking
M Garage



West Elevation



East Elevation

TEMPUS

Swansea, Tasmania

Display Home E&W Elevations

vC

Drawing

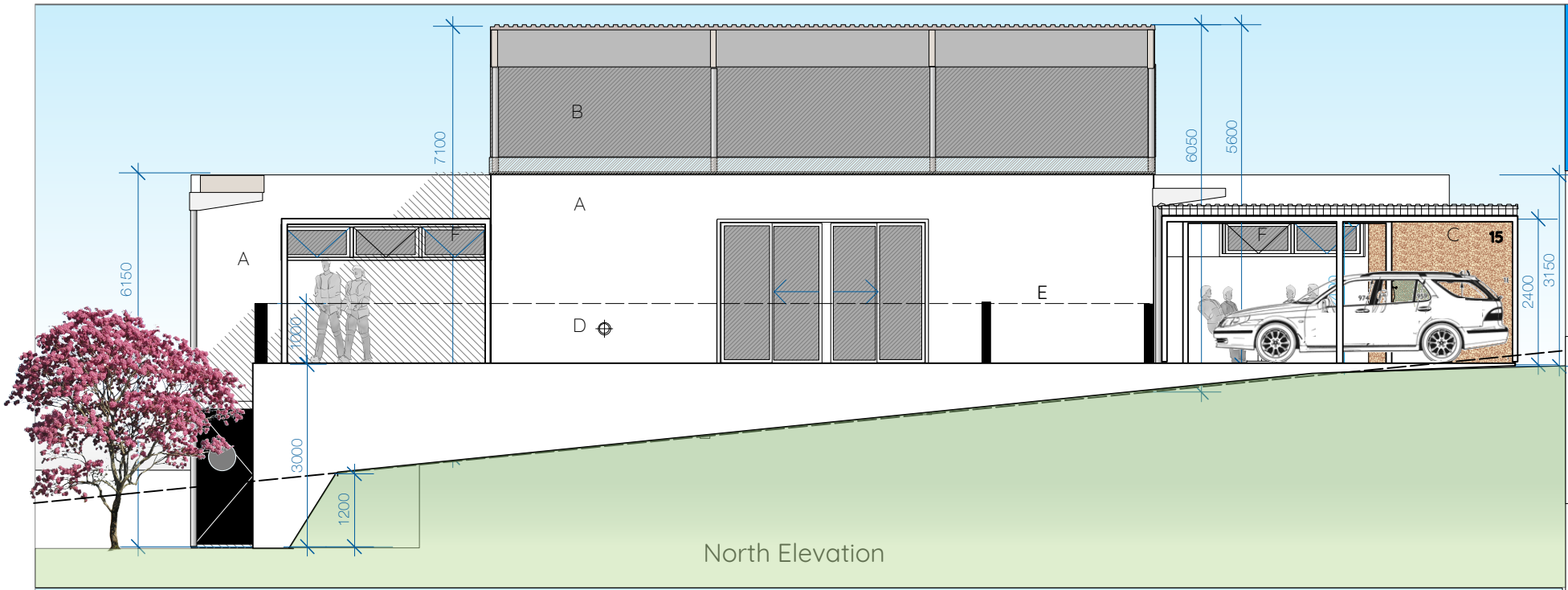
No.: THB1 DA04
Date: 13 Nov 2020
Scale: 1:100 @ A4

Areas

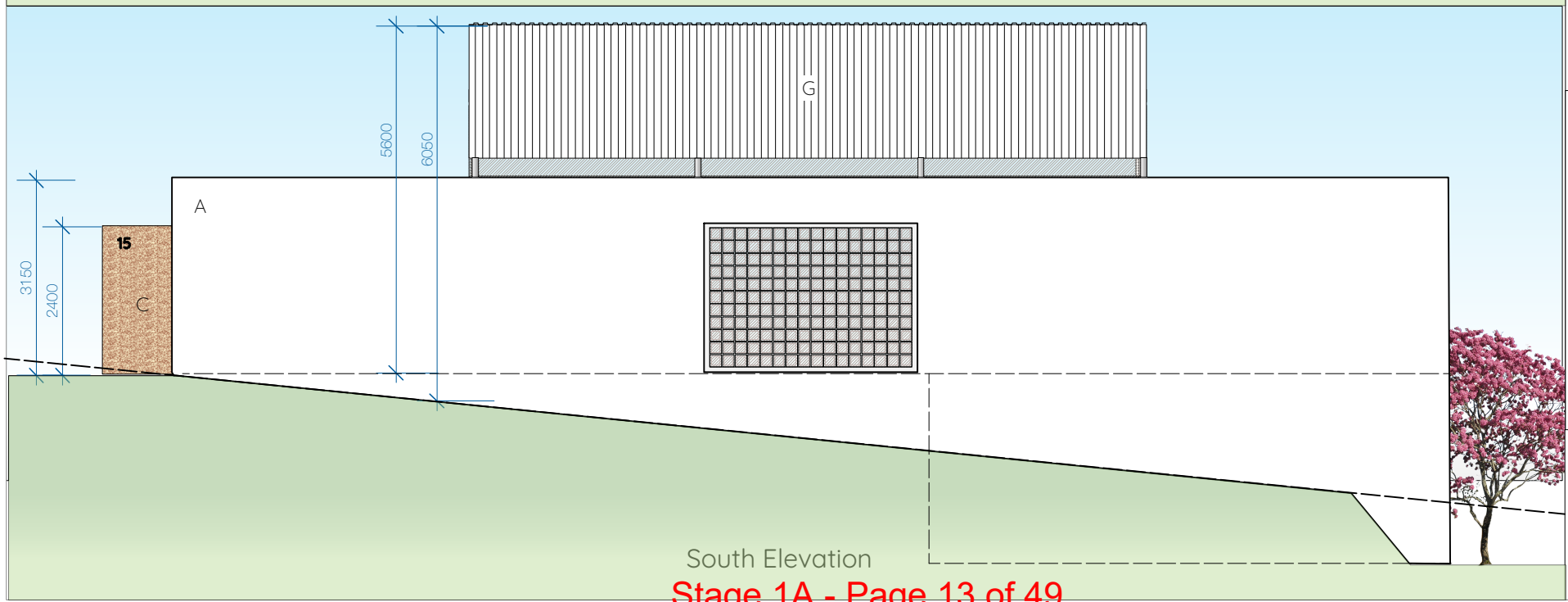
Upper	130m²
Lower	21m²
Total	151m²
Garage	19m²
External	114m²

Key

A Rendered Blocks
B 'Surfmist' Rollerdoor
C Fixed Glazing
D Sliding Doos
E 'Surfmist' Colorbond
F Al. Framed Pergola
G Hopper WIndows
H. Stone Blade Wall
J. SS Rainhead



North Elevation



South Elevation

TEMPUS

Swansea, Tasmania

Display Home N&S Elevations

vC

Drawing

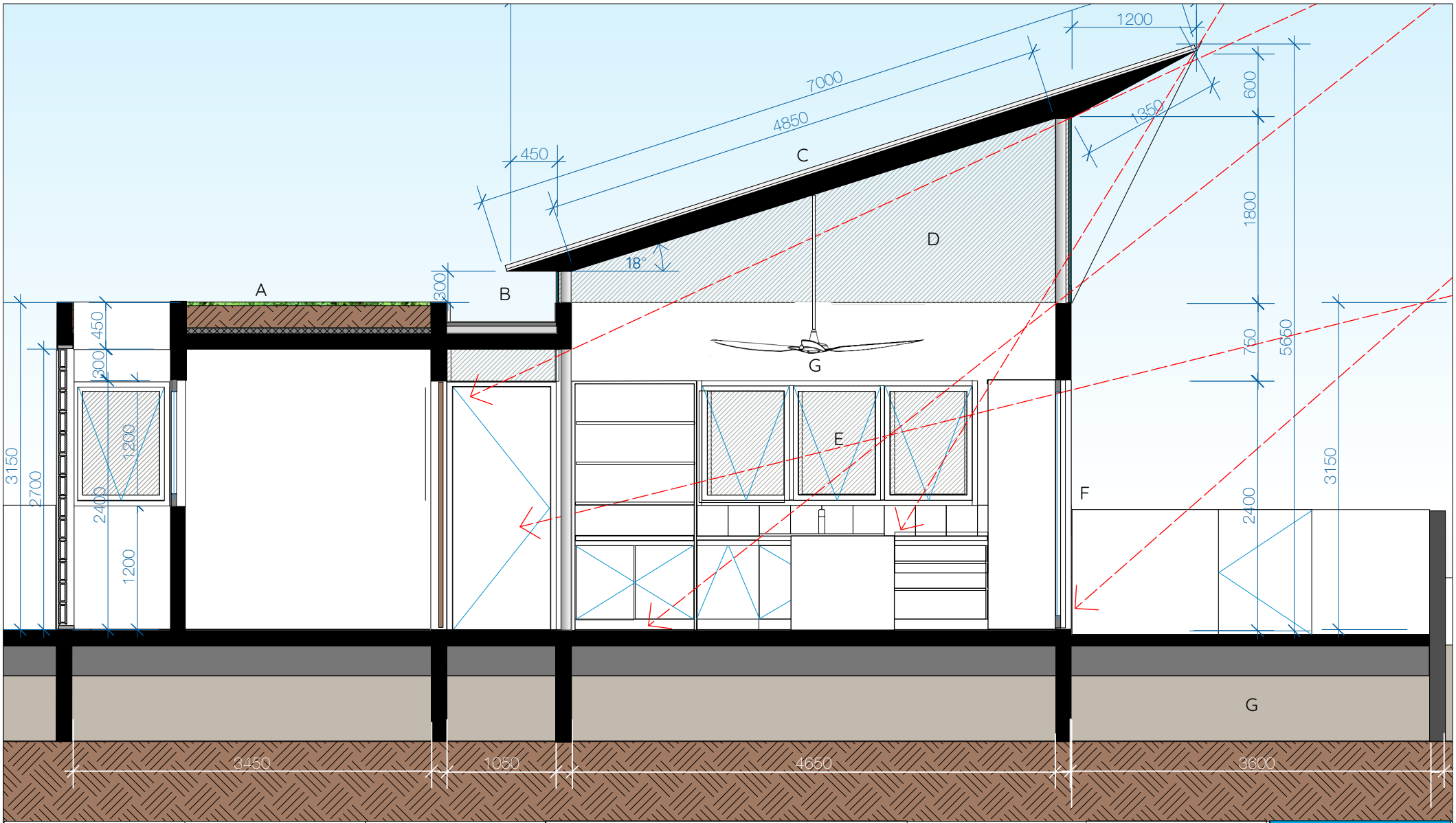
No.: THB1 DA05
Date: 13 Nov 2020
Scale: 1:100 @ A4

Areas

Upper	130m²
Lower	21m²
Total	151m²
Garage	19m²
External	114m²

Key

A Rendered Blocks
B Double Glazed
C Stone Wall
D Gas Fire Vent
E Masonry Balustrade
F Hopper Windows
G 'Surfmist' Colorbond



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Drawing

No.: THB1 DA03
Date: 13 Nov 2020
Scale: 1:100 @ A4

Display Home

Section AA

vA

0 1 2
metres

Key

A. Turf Roof
B. Box Gutter
C. 'Surfmist' Colorbond
D. Double Glazing
E. Al. Hopper Windows
F. Double Galzed Sliding Doors
G. Dual DIrection Fan

Areas

Upper	130m²
Lower	21m²
Total	151m²
Garage	19m²
External	114m²

TEMPUS Swansea, Tasmania

TEMPUS

Swansea, Tasmania

Workshops

Site Plan

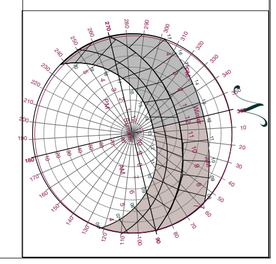
vC

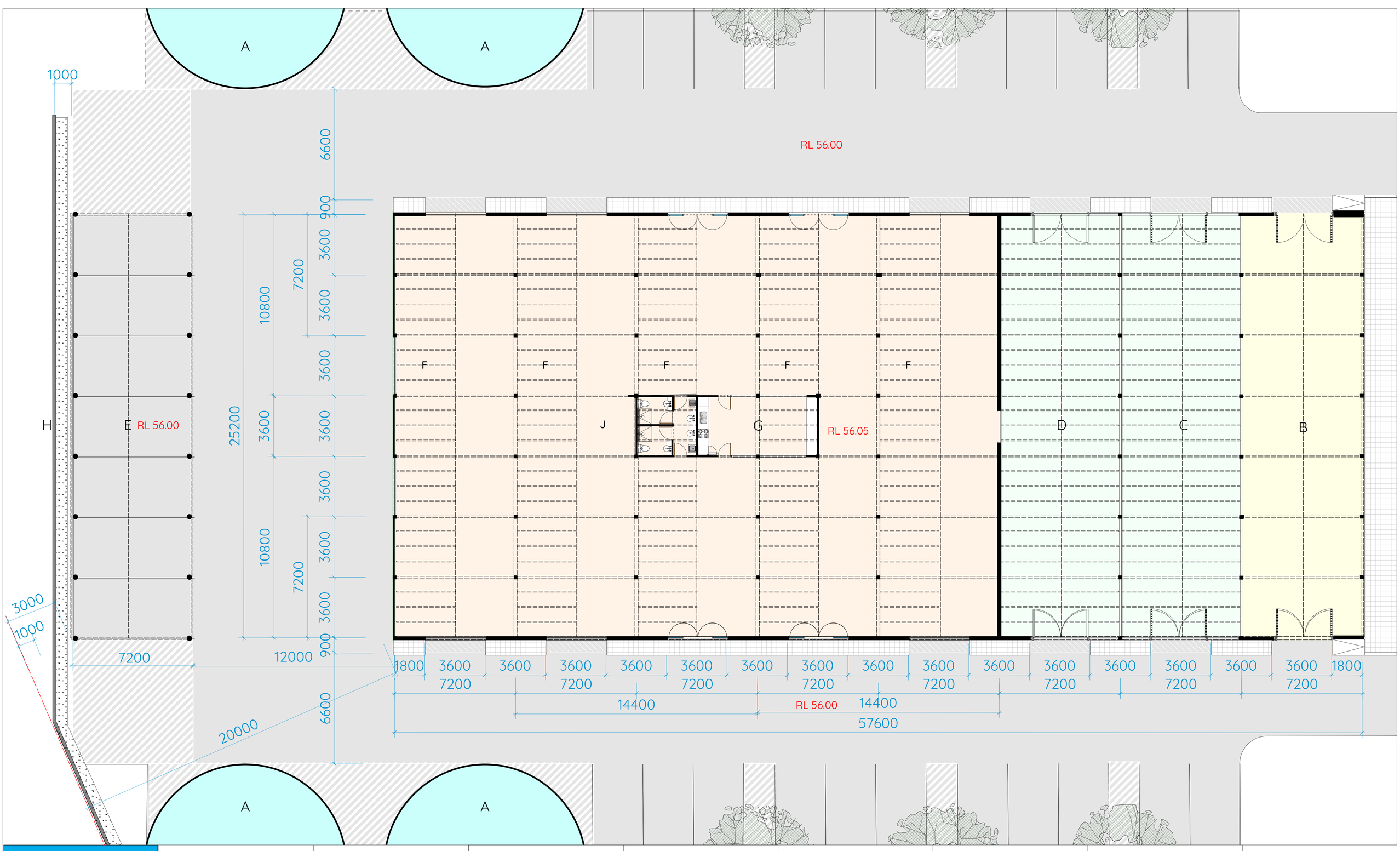
Drawing

No.: TWO2 DA00
Date 18 Oct 2020
Scale: 1:200 @ A2
1:400 @ A4

Key

A. Bitumen Hardstand
B. Concrete RW Tanks
C. Gravel Drain
D. Non-Vehicle Hardstand
E. Builder's Parking
F. Glazed Roof
G. 'Slate Grey' Colorbond
H. Clear Polycarbonate
J. Cyclone Mesh
K. Orchards
L. Equipment Carport





TEMPUS

Swansea, Tasmania

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Drawing

No.: TWO2 DA01
Date: 18 Oct 2020
Scale: 1:100 @A1
1:200 @A3

Workshops

Plan

(Stage 1A)

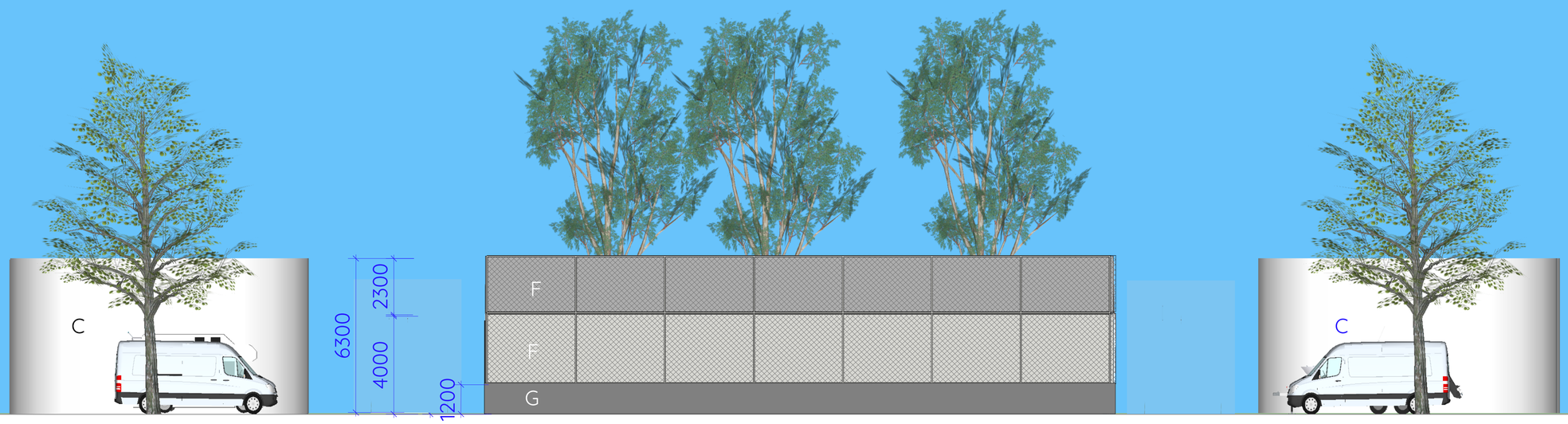
vM

0 5

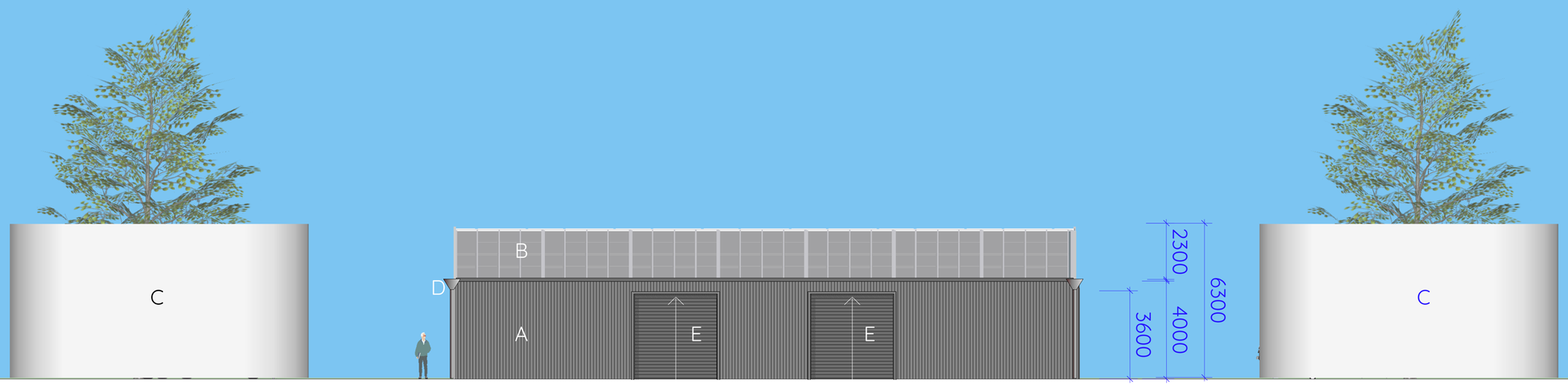
Key

A SW Storage Tanks
B Waste Handling Area
C Plant Nursery
D Greenhouse
E Equip't Carport
F. Glazed Roof over
G Builder's Amenitites
H. Retaining Wall & Drain
J. Builder's Workshop

Hardstand Area
Waste Handling
Builder's Workshop
Nursery for Site Plants



North Elevation



South Elevation

T E M P U S

Swansea, Tasmania

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Drawing

No.: TWO1 DA03
Date: 3 Nov 2020
Scale: 1:100 @A1
1:200 @A3

Workshops

N&S Elevations

vC

0 5

Key

A 'Basalt' Colorbond
B. Clear Polycarbonate Cell Sheeting
C. Off-Form Concrete
D. 'Slate Grey' Gutters & Downpipes
E. 'Basalt' Rollardoor
F. Cyclone Mesh on MS Pipe Frames
G. 'Basalt' Painted Render on Masonry



East Elevation



West Elevation

TEMPUS

Swansea, Tasmania

Contacts:

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Drawing

No.: TWO1 DA02
Date: 3 Nov 2020
Scale: 1:100 @A1
1:200 @A3

Workshops

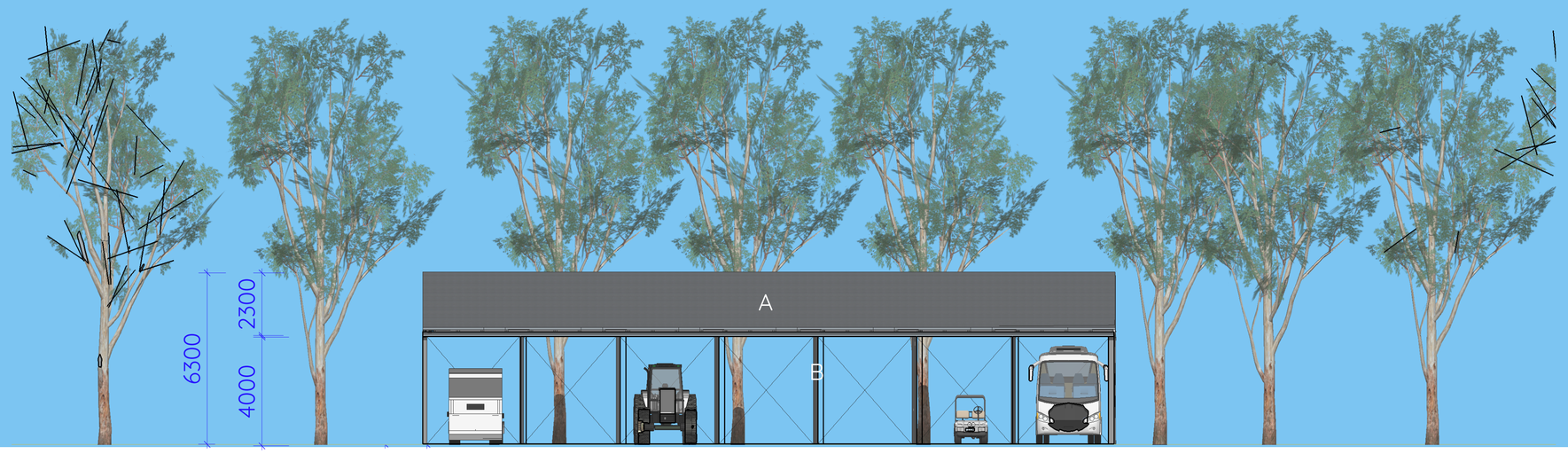
E&W Elevations

vC

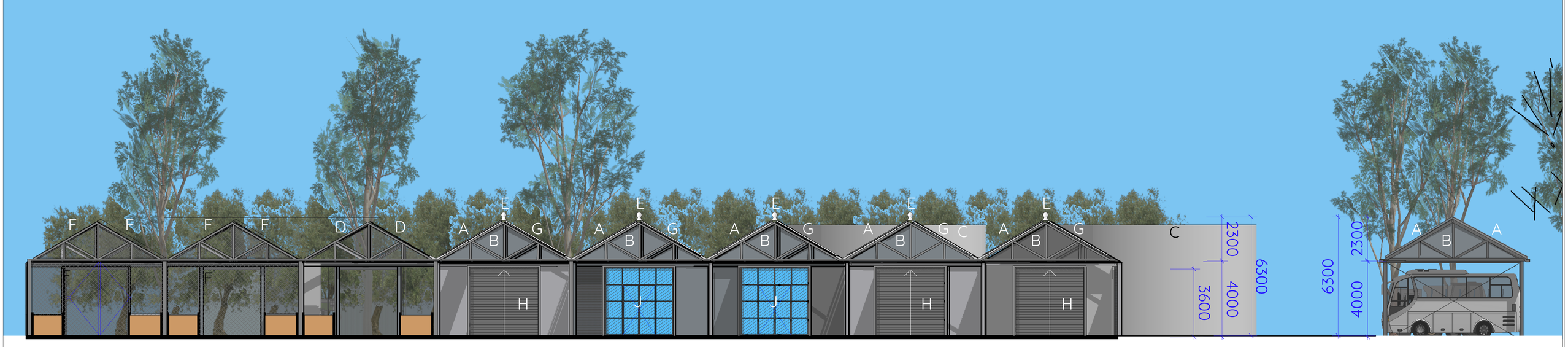
0 5

Key

A 'Slate Grey' Colorbond
B 'Slate Grey' Painted Steel
C Off-Form Concrete
D 'Basalt' Colorbond
E 'Basalt' Rollardoor
F 'Slate Grey' Colorbond
G 'Slate Grey' Gutters & Downpipes
H Clear Polycarbonate
J Aluminium Framed Hinged Doors
K Cyclone Mesh on MS Pipe Frames
L Al. Glazed Double Hinged Doors



Equipment Carport North Elevation



North/South Section

T E M P U S

Swansea, Tasmania

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
Tas. Architecture License 33353612

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E: john.lewis@vetica.net
M: 0418 445 313

Drawing

No.: TWO1 DA04
Date: 3 Nov 2020
Scale: 1:100 @A1
1:200 @A3

Workshops

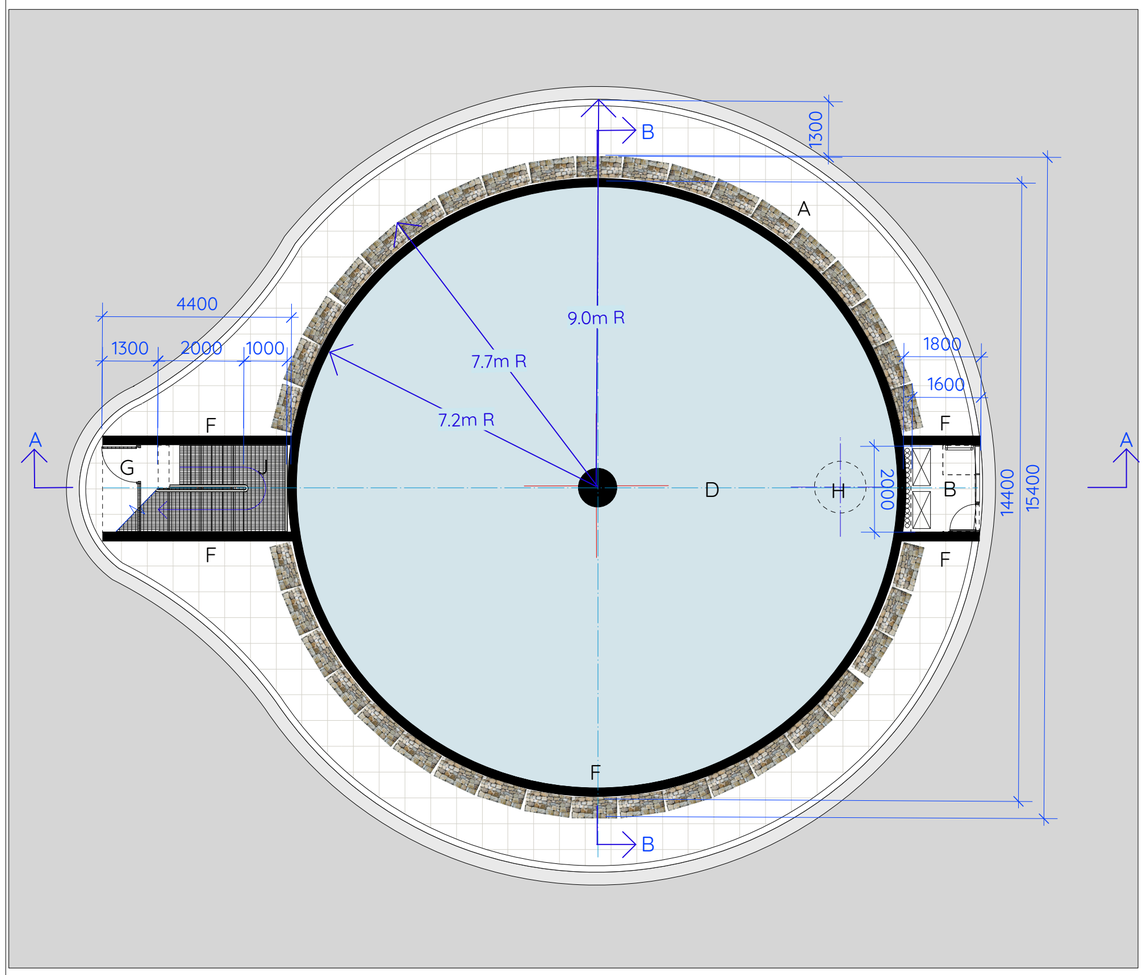
Carport Elevation & N/S Section

vC

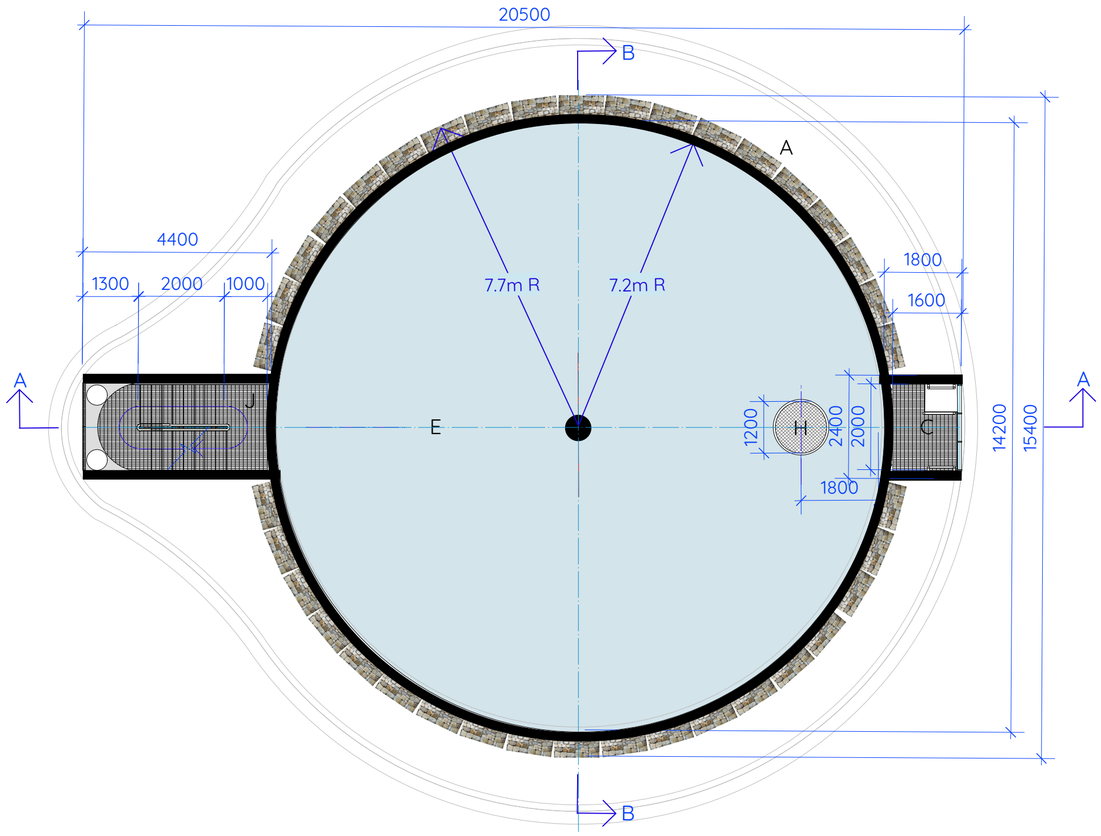
0 5

Key

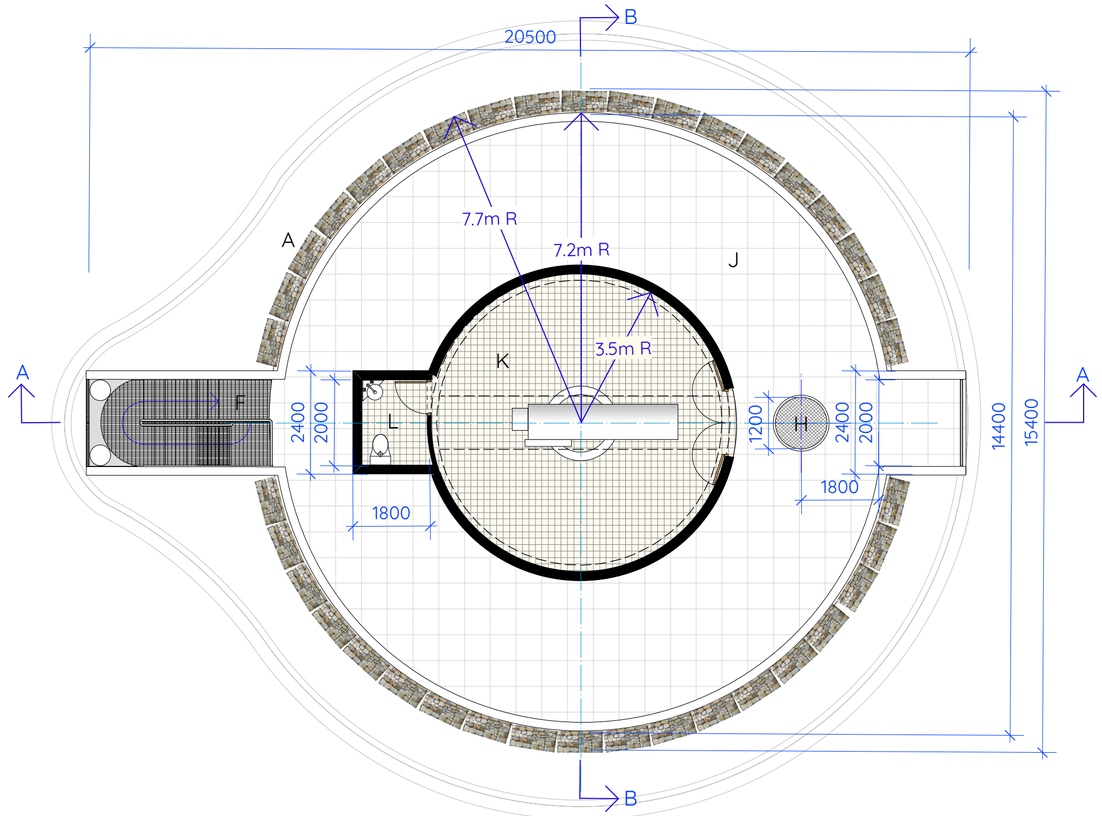
A. 'Slate Grey' Colorbond Roofing
B. 'Basalt' Painted Steelwork
C. Off-Form Concrete
D. Clear Cellular Polycarnoate Sheeting
E. Roof Venilators
F. Cyclone Mesh on MS Pipe Frames
G. Glazed Roof
H. 'Basalt' Colorbond Rolladoor
J. AL. Glazed Double HInged Doors, 'Basalt' PC



Plan Section CC



Plan Section DD



Roof Plan

TEMPUS

Header Tank

Plan Sections

vB

Drawing

No.: TWO1 DA01
Date: 8 Oct 2020
Scale: 1:100 @A3

Key

A. Stone from the Site in Gabions
B. Pump Plant Room
C. Steel Mesh Access-Way
D. Fire Water Reservoir
E. Potable Water Reservoir
F. Off-form Concrete
G. Steel Mesh Screen & Gate
H. Maintennace Access Manhole
J. Steel Mesh Fire Stair
K. Astronomical Observatory
L. Disabled Access WC

Contacts:

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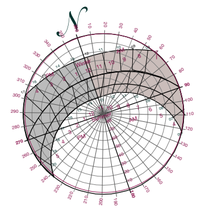
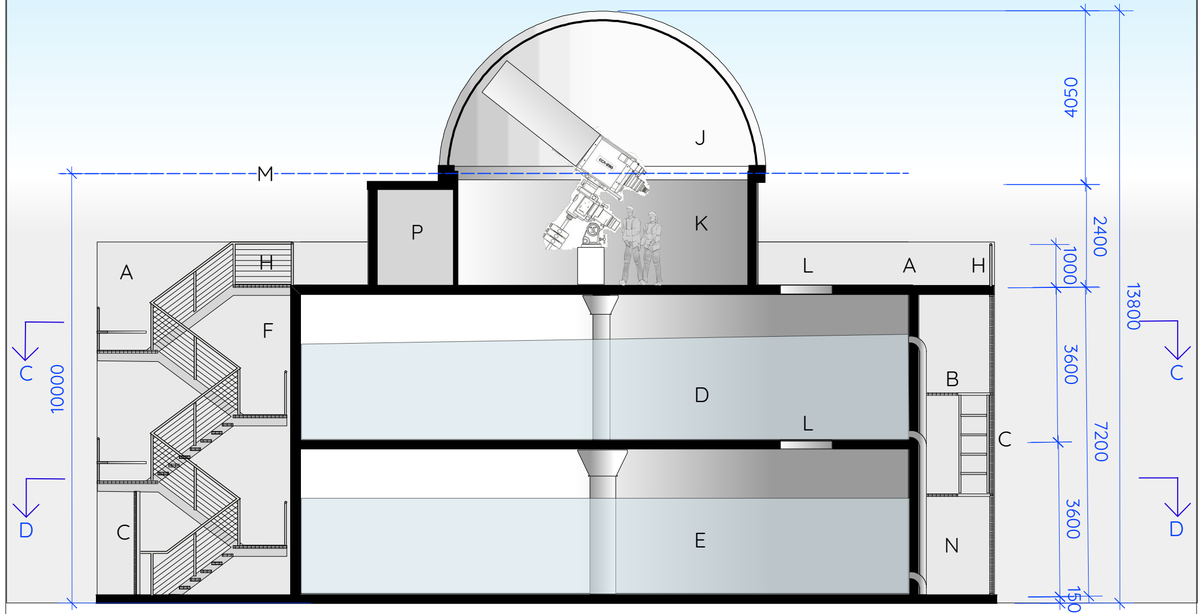
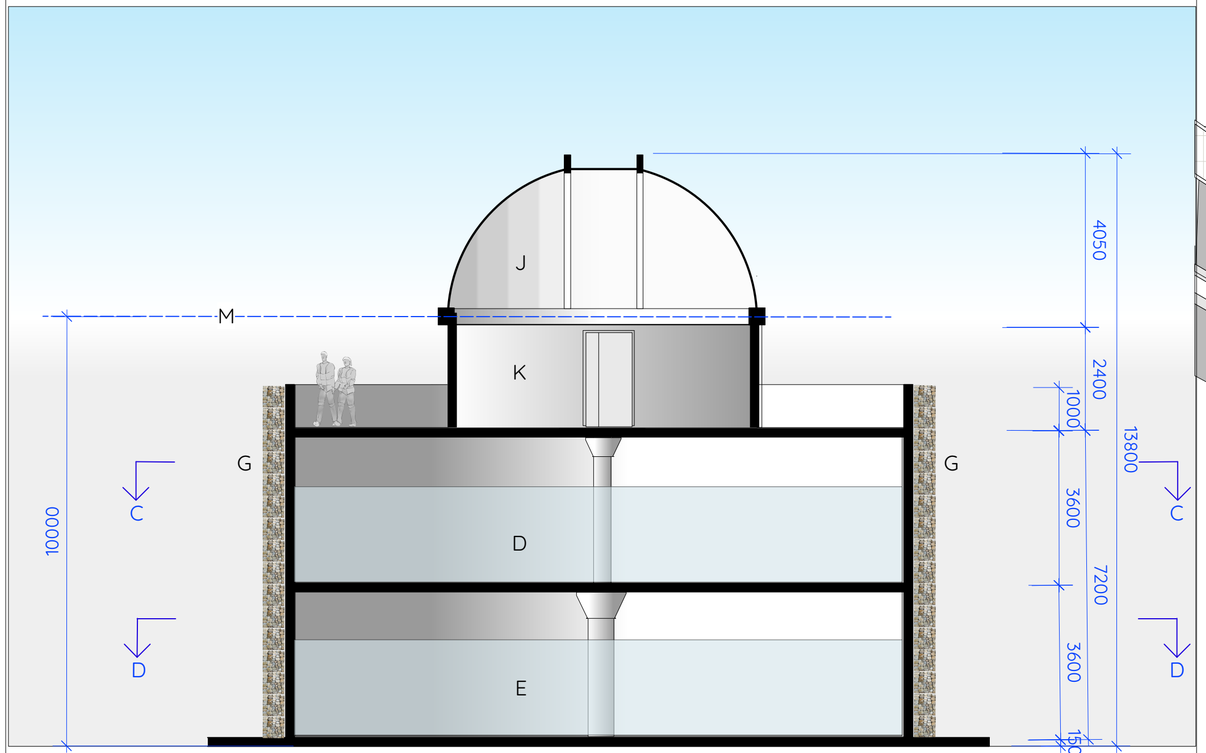
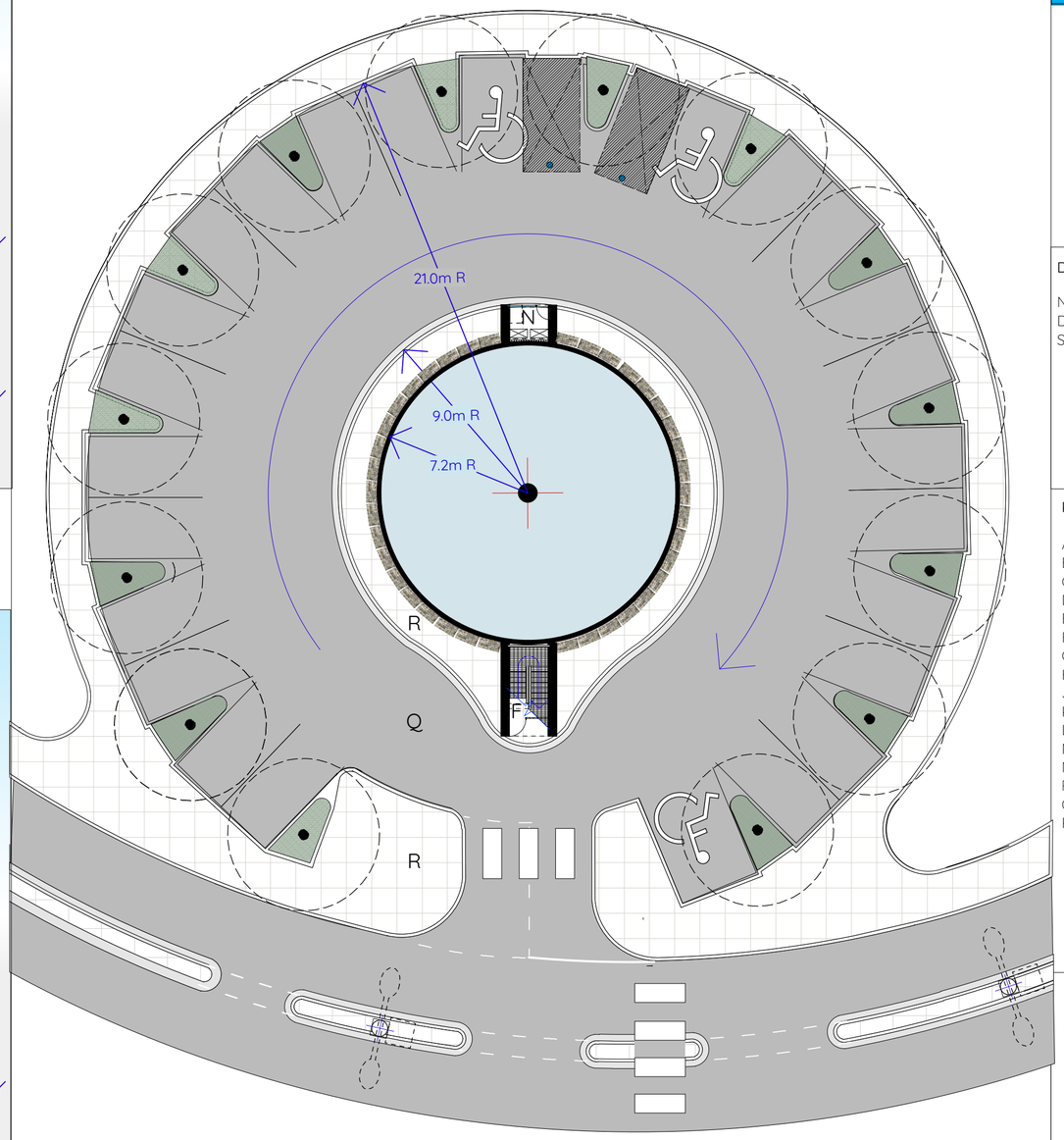




Section AA
(1:100)



Section BB
(1:100)



Site Plan
(1:200)

TEMPUS

Header Tank

Sections & Site Plan

vB

Drawing

No.: TWO1 DA02
Date: 8 Oct 2020
Scale: 1:100 @A3

Key

A Off-form Concrete
B. Steel Mesh Access-Way
C. SS Mesh Screens
D. Potable Water Reservoir
E. Fire Water Reservoir
F. Steel Mesh Fire Stair,
G. Stone in Gabion Cages
H. SS WIre, 50mm Pipe Railing
J. White FIbreglass Dome
K. Astronomical Observatory
L. Maintenance Access Manhole
M. 10m Height Envelope
N. Pump & Valve Enclosure
P. Disabled Access WC
Q Bitumen Paving
R Brushed Concrete Paving

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
Tas. Architecture License 33353612

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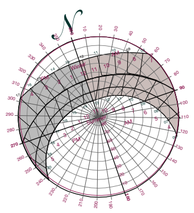
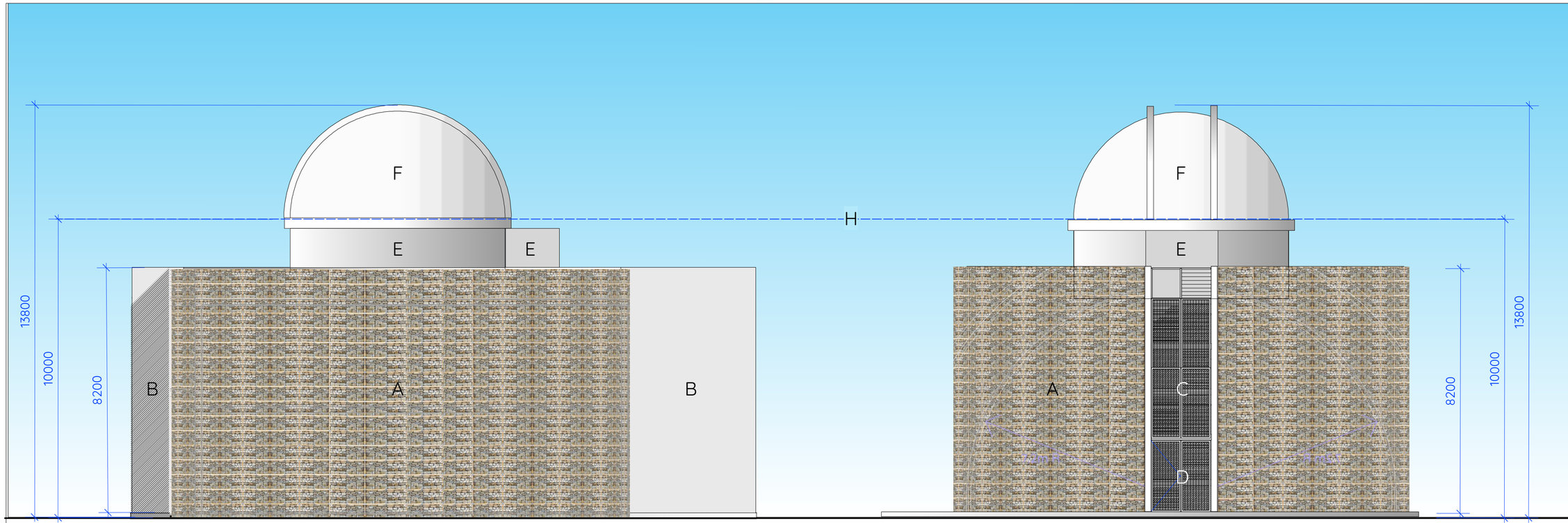
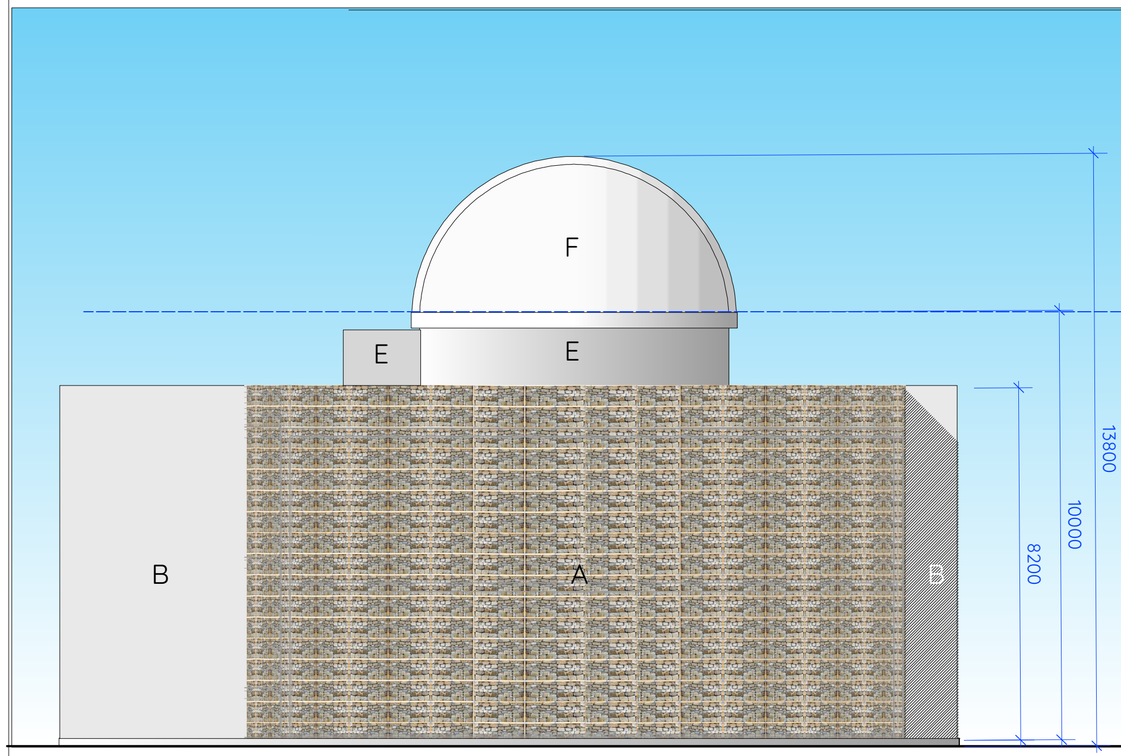


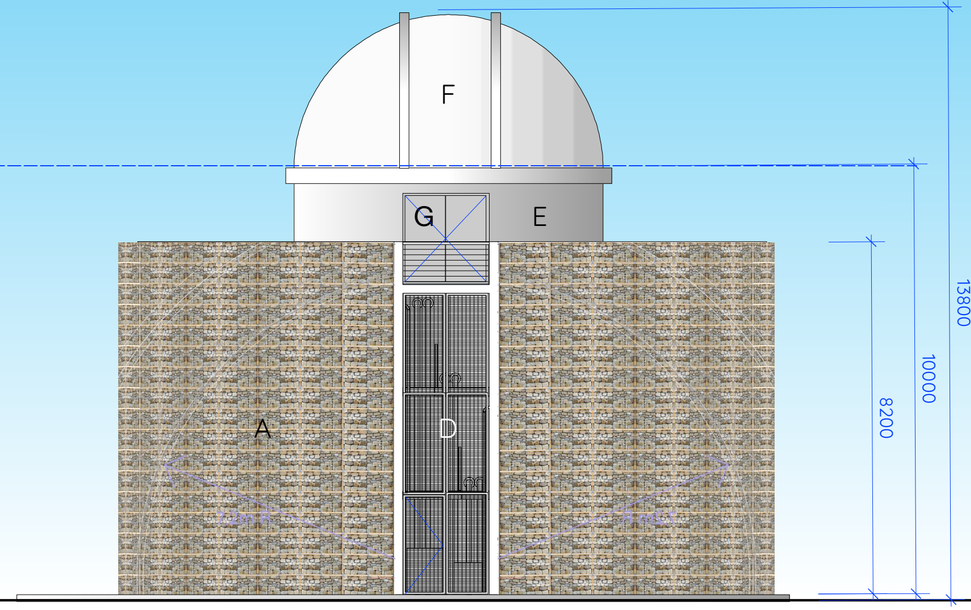


West Elevation

South Elevation



East Elevation



North Elevation

TEMPUS

Header Tank

Elevations

vB

Drawing

No.: TWO1 DA03
Date: 9 Oct 2020
Scale: 1:100 @A3

Key

A Stone in Gabion Cages
B. Off-form Concrete
C. Steel Stair Painted in 'Slate Grey'
D. Stainlees Steel Mesh Screens
E. White Rendered Masonry
F. White Fibreglass Dome
G. White Painted HW Doors
H. 10m Height Envelope

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
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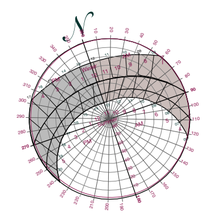


TEMPUS

Swansea, Tasmania

Site Plan
(Stage 1A)

vH

3 November 2020
1:1,000 @ A1 1:2,000 @ A3

Piermont Homestead

Mount Pleasant Road

Tasman Highway

Kelvedon Estate

Piermont Resort

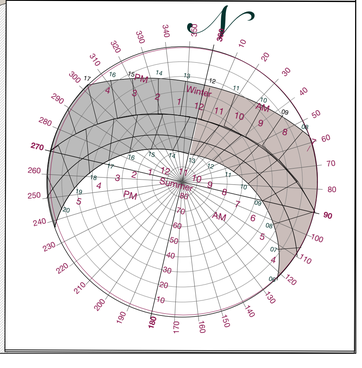
Gala Estate Vineyard

Key

A. Stage 1 of 'The Enclave'
B. Display Home (Type B)
C. Existing Trees Retained
D. Detention Ponds
E. Observatory on Header Tank
F. Plant Shed for Bio-Reactor
G. Sub-Station in Basement
H. Builder's Shed (Future Workshop)
J. Highway Intersection
(Refer G&R 10.0291 C-C024)
K. Interim Catte Grid & Gate
L. Equipment Carport
M. RW Tanks
N. Fire Service Access Gates
P. Sewer Service Access Gate
Q. Existing Mt Pleasant Rd Gate
R. New Mt Pleasant Rd Gate
S. Access Gate into Kelvedon
T. LPG Storage Tank
U. Orchards

Existing Trees (Retained)
Proposed Trees
Existing WP*1 Fence
Proposed WP*1 Fence
Tasnet AG Supply Line
High Voltage UG Cable
Low Voltage UG Cable
SW Lines
Sewer Lines
Fire Service Lines

*1 WP = Wallaby Proof



Wallaby fencing

a firm, level base for success

Wallaby-proof fences involve a change of thinking in fencing technique, mostly because wallabies and wombats are so good at going under them.

The first consideration here is creating a firm level base for every single metre of a wallaby-proof fence. This is the cornerstone of building a successful barrier, and the essential first step to effectiveness. Relying on extra pegs or rocks to fill holes will not work.

This means choosing your fence route carefully. This may mean leaving land outside the fence so you can build, use and maintain the fence cost effectively. Key points to keep in mind are ensuring vehicle access for maintenance, avoiding unnecessary and difficult creek/ditch crossings, considering steel posts where bushfire is a risk, and keeping fences away from trees to reduce damage from falling tree limbs.

There have been great improvements in mesh fabrication specifically designed to exclude wallabies. A sturdy 11-90-15 mesh can now be purchased, with or without an attached footer/apron. A roll of this mesh will cost about 35 per cent more than less suitable alternatives; however this will only increase the overall cost of a fence by 10 to 15 per cent.

The next area of focus is stopping animals digging under or forcing their way between the mesh and the ground. A mesh with a pre-attached footer/apron is an easy-to-erect, low maintenance option. Separate mesh or netting can also be attached as a footer. Electric offsets 125 mm from the ground have been used successfully to seal that interface between the mesh and the ground. Regular maintenance is essential to maintain the wires, high voltage and to control vegetation.

Wallabies and wombats will also attempt to go through a fence. Using good solid wallaby mesh will help, as will including specially designed wallaby and wombat gates to help manage the impacts on a fence.

A full range of information on wallaby fencing, other control options and planning your control program can be found in the **Managing Production Losses kit**, **available free** from the Department of Primary Industries, Parks, Water and Environment (DPIPWE).



Building a successful wallaby fence requires extra thought and effort to choose a workable route and to prepare a firm level base.

Photography: J. Knox



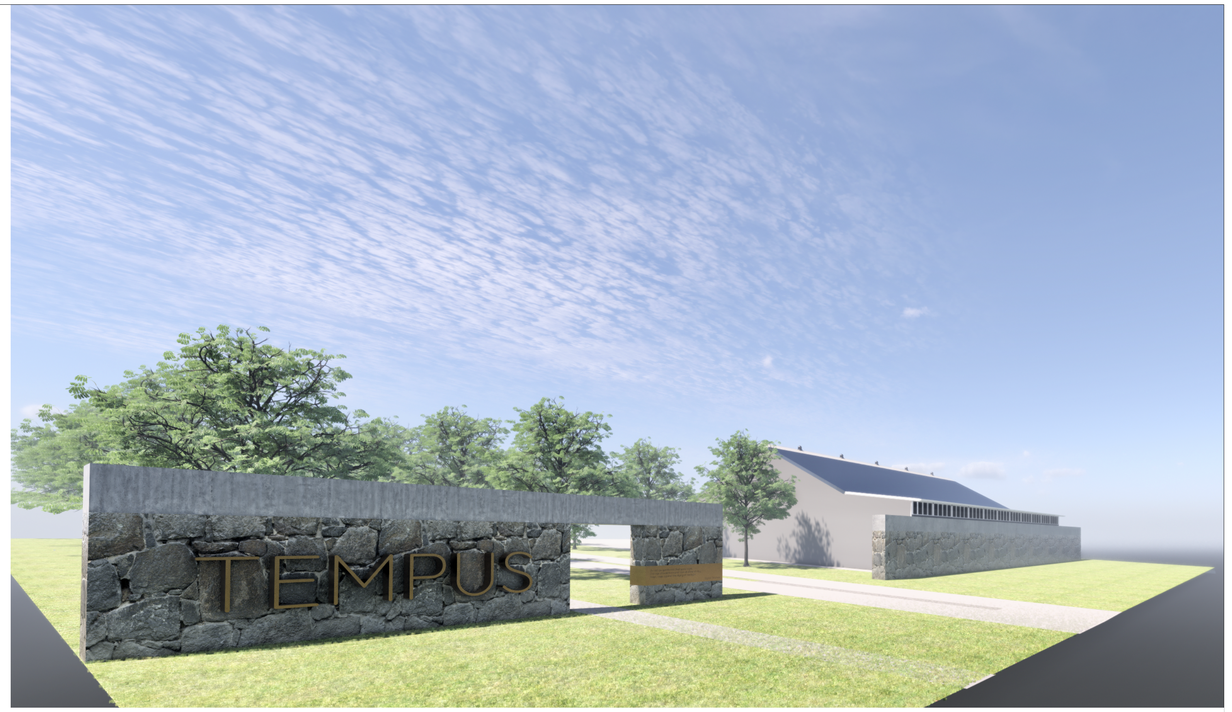
11-90-15 with footer/apron, which is made of solid wire with rigid uprights, allows wide (8 metre) post spacing in easy going conditions. More posts and pegs will be required in rougher, more uneven areas.

Game Services Tasmania
AgriGrowth Tasmania
Level 7
1 Franklin Wharf
HOBART 7000
Ph: 03 6165 3225
Email: AGT. Admin@dpipwe.tas.gov.au

107/96D



Close View from the East



Mid View from the South



Mid View from the East



Mid View from the North

TEMPUS

Swansea, Tasmania

Architect

John Lewis
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Drawing

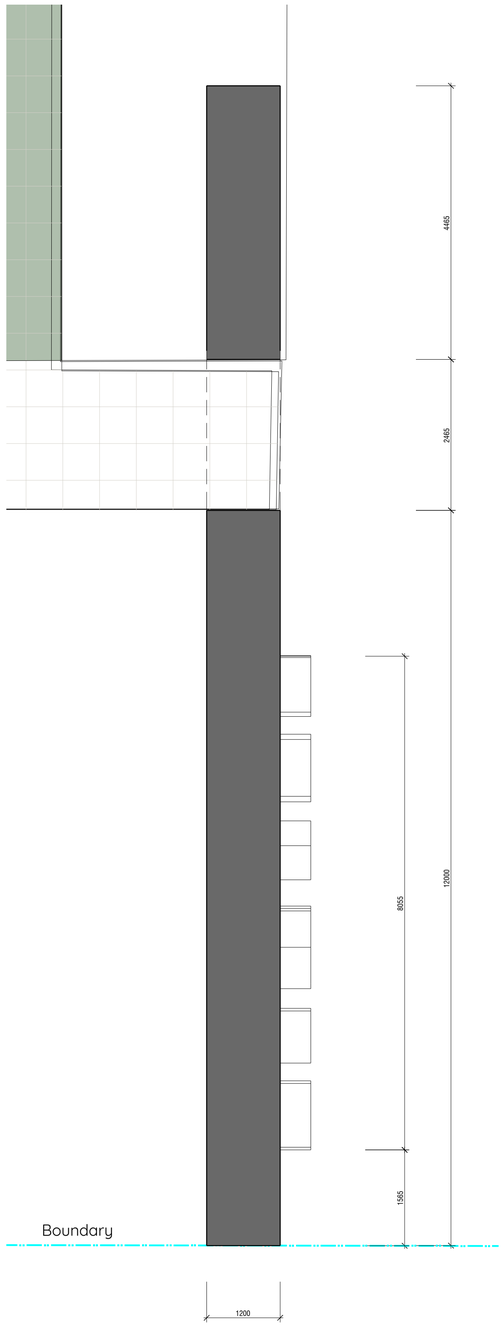
No. TEM1 ENTYDA02
Date: 14 Aug 2020

Entry Sign

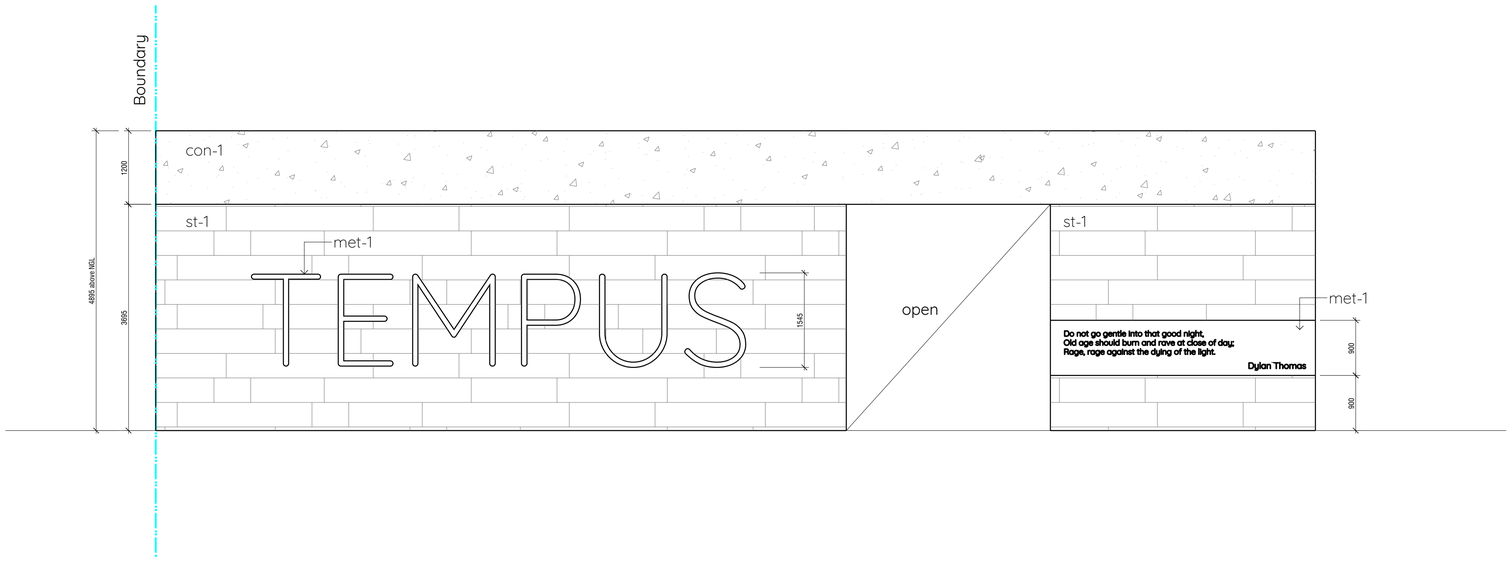
Images

Note

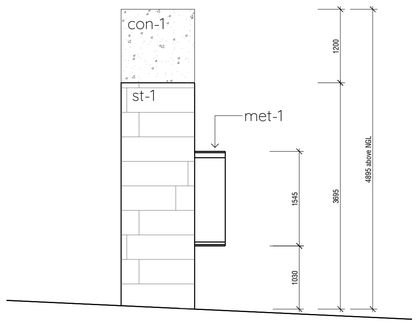
Only the structure to the South of the Entry Drive is proposed to be constructed in Stage 1A



Plan



Front Elevation



Side Elevation

TEMPUS

Swansea, Tasmania

Contacts:

John Lewis
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E: john.lewis@vetica.net
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Drawing

No.: TRP1 DA04
Date: 14 Aug 2020
Scale: 1:50 @ A1
1:100 @ A3

Drawing

No. Date Revision

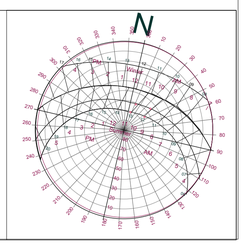
Front Sign

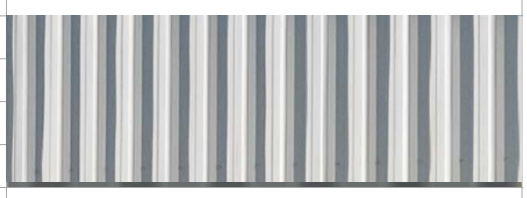
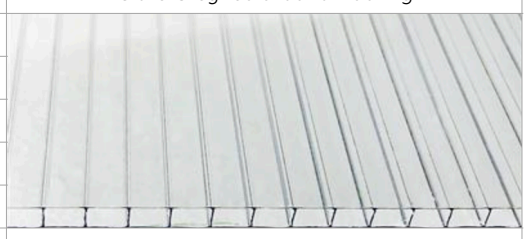
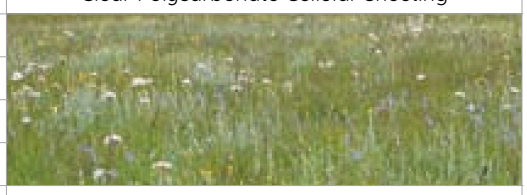
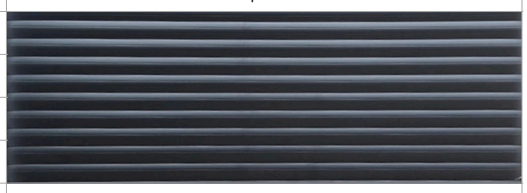
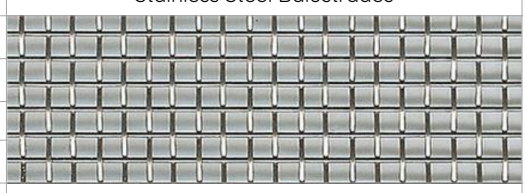
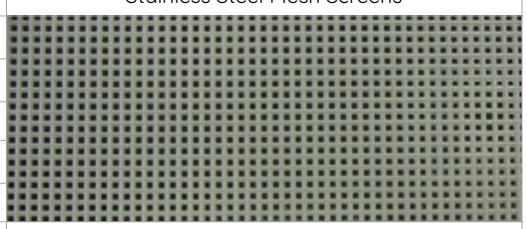
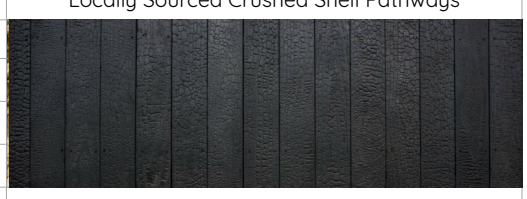
Entry Drive

vA

Key

con-1 concrete lintel
st-1 natural stone
met-1 solid brass



Building	Element	Location	Material	Finish	Note	Image
The Enclave	**Roof**	Enclosed Areas	Colorbond	'Slate Grey'	Matching Colorbond Raingoods	
		Soffits	Set CFC Sheeting	Painted White	Colour to match historic Kelvedon Buildings	
		Playground	Shade Cloth	Black		
		Pool/Conservatory	Laminated Glass	Clear		
	Walls	Enclosed Areas	Weatherboards	Painted White	Colour to match historic Kelvedon Buildings	'Slate Grey' Colorbond Roofing
		Interim Wall	Set CFC Sheeting	Painted White	"	
		Hopper WIndows	Aluminium Framed	Powder Coated White	"	
		Automatic Sliding Doors	Aluminium Framed	Powder Coated White	"	
		Glass Louvres	Aluminium Framed	Powder Coated White	"	
		Rolladoors	Colorbond	Matt 'Basalt'	"	
	Terraces	Pergolas	Hardwood & Stainless Steel Wire	Painted White	"	Clear Polycarbonate Cellular Sheeting
		Paving	Buff-Coloured Terracotta Tiles	Unglazed		
		Railings	Stainless Steel Tube & Rod	Natural Finish		
		Retaining Walls	Stone set in Mortar	Natural Finish	Stone sourced from the Site	
Display Home	**Roof**	Living Area	Colorbond	'Slate Grey'		Turf Roof of Native "Spur Velleia' Groundcover
		Raingoods	Stainless Steel	Natural Finish		
		Bedroom Wing	Turf Roof	Natural Finish		
		Eave Soffit	Set CFC Sheeting	Painted White		
	Walls	Exterior	Rendered Masonry	Lime White Wash	Capped with White Colorbond Flashing	
		Hopper WIndows	Aluminium Framed	Powder Coated White		'Basalt' Rolladoor
		Sliding Doors	Aluminium Framed	Powder Coated White		
		Front & Back Doors	Flush Solid Core	Painted Various Colours	Colour to be selected by the resident	
		Blade Wall at the Entry	Stone set in Mortar	Natural Finish	Stone sourced from the Site	
		Rolladoor	Colorbond	Matt 'Basalt'		
	Courtyards	Pergolas	Hardwood & Stainless Steel Wire	Painted White	Colour to match historic Kelvedon Buildings	Concrete cast with Rough-sawn Timber Formwork
		Paving	Concrete Pavers	Natural Finish		
		Balustrades	Rendered Masonry	Lime White Wash		
Workshops	**Roof**	North Facing	Colorbond	'Slate Grey'	Matching Colorbond Raingoods	
		South Facing	Laminated Glass	Natural Finish		Lime White-wash on Rendered Masonry
		Greenhouse	Clear Polycarbonate Sheeting	Natural Finish		
		Vegetable Enclosure	Cyclone Mesh, Steel Pipe Frame	Natural Finish		
	Walls	Enclosed Areas	Vertical Colorbond	Basalt	Matching Colorbond Trim	
		Soil Bins	Rendered Masonry	Lime White-Wash		White Painted Hardwood Weatherboards
		Rolladoors	Colorbond	Matt 'Basalt'		
		Fire Doors	Solid MDF in Steel Frame	Painted Slate Grey		
Carport	**Roof**	North & South Facing	Colorbond	'Slate Grey'		
						Stone from the Site in SS Gabion Cages
	Frame	Trusses & Support Posts	Steel RHS	Painted Slate Grey		
Header Tank	**Roof**	Tank Lid	Brushed Concrete	Non-Slip Carborundum		
	Walls	Surrounding the Tank	Stone in Gabion Cages	Natural Finish	Stone sourced from the Site	Stainless Steel Balustrades
		Fire Stair & Riser Sides	Off-form Concrete	Natural Finish	Cast on Formwork of Rough-sawn Timber	
		South Stair/North Riser	SS Mesh in a Steel Frame	Natural Finish	Frame Hot-Dip Galvanised	
Plant Shed	**Roof**	All Slopes	Colorbond	'Slate Grey'	Matching Colorbond Raingoods	
	Walls	All sides	HW Vertical Boarding	Charred Finish	Matching Door/Window Frames	Stainless Steel Mesh Screens
		Doors	Flush Solid Core	'Slate Grey' Paint		
		Rolladoor	Colorbond	Matt 'Basalt'		
RW Tanks	**Exterior**	Workshops Car Park	Off-form Concrete	Natural Finish		
Outdoors	**Entry**	Wall	Stone set in Mortar	Natural Finish	Stone sourced from the Site	Recycled Plastic Mesh Walkway
		Sign	Aluminium & Glass	Powder Coated White		
		Pathways	Concrete	Brushed Finish		
	Roads	Surface	Bitumen	Natural Finish		
		Kerb & Gutters	Concrete	Natural Finish		Locally Sourced Crushed Shell Pathways
	Pathways	Roadside	Concrete	Brushed Finish		
		Bush Restoration Area	Recycled Plastic Grill Panels	Grey	Colour Depends on the Material Recycled	
		Walking Trails	Crushed Shells	Natural Finish		
		Horse Trails	Recycled Woodchip & Sawdust	Natural Finish		Charred Vertical Hardwood Boarding

TEMPUS

Swansea, Tasmania

STAGE 1A
Set-Out Plan

vE

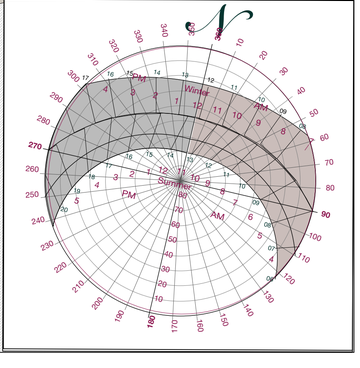
18 August 2020
1:1,000 @ A1 1:2,000 @ A3

Key

A. Stage 1 of 'The Enclave'
B. Display Home (Type B)
C. Existing Trees Retained
D. Detention Ponds
E. Header Tank
F. Bio-Sewerage System
G. Sub-Station
H. Workshops
J. Highway Intersection
(Refer G&R 10.0291 C-C024)
K. Interim Catte Grid & Gate
L. Equipment Carport
M. RW Tanks
N. Fire Service Access Gates
P. Sewer Service Access Gate
Q. Existing Mt Pleasant Rd Gate
R. New Mt Pleasant Rd Gate
S. Access Gate into Kelvedon

Existing Trees (Retained)
Proposed Trees
Existing WP*1 Fence
Proposed WP*1 Fence
Tasnet AG Supply Line
High Voltage UG Cable
Low Voltage UG Cable
SW Lines
Sewer Lines
Fire Service Lines

*1 WP = Wallaby Proof

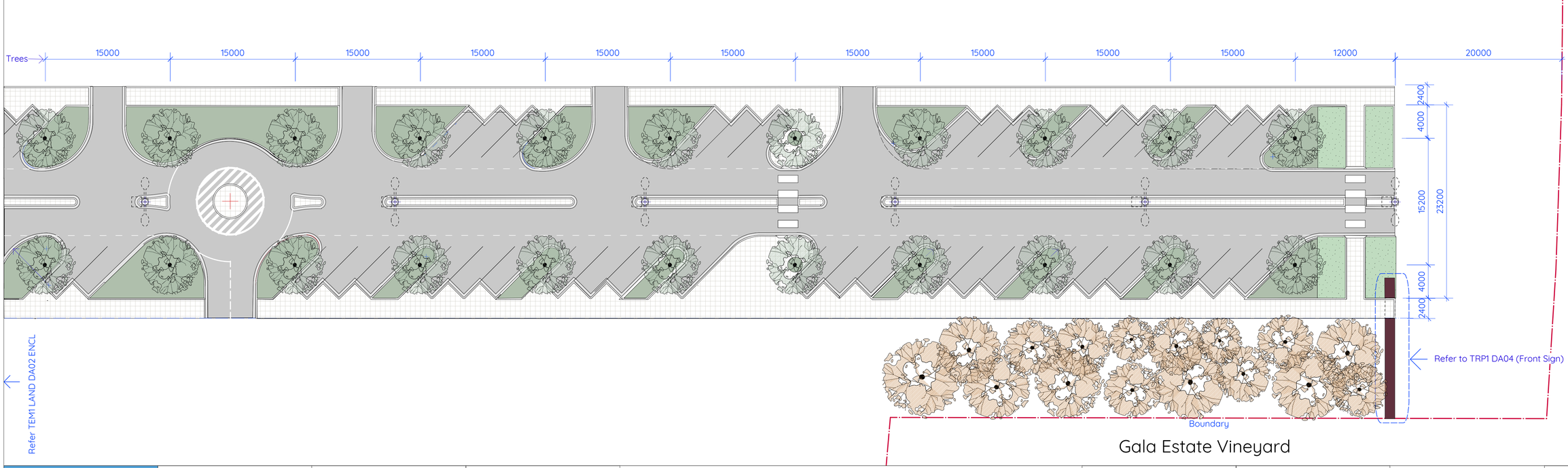


Piermont Homestead
Mount Pleasant Road
Kelvedon Estate
Piermont Resort
Gala Estate Vineyard
Tasman Highway
TRP1 DA02 (Roads) & TEM1 DA02 (Landscaping)
TRP1 DA01 (Roads) & TEM1 DA01 (Landscaping)
TRP1 DA03 (Roads) & TEM1 DA03 (Landscaping)
A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q
R
S
4m
112m
100m
68m
43m
240m
140m
20m
26m
72m
80m
103m
90-deg



Avenue of Yellow Gums

	Entry Avenue Eucalyptus Globulous (Yellow Gum)	
	Screen Copse Allocasuarian Littoralis (Black Sheoak)	
	Groundcover around trees Westringia Hybrid (Blue Gem)	
	Mown Lawn Zoysia Grass	
	Concrete Footpath Cast insitu (Brushed FInish)	



Gala Estate Vineyard

TEMPUS

Swansea, Tasmania

Architect:

John Lewis
Board of Architects of Tas. No. 1134
Caliban Consulting Pty Ltd
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E: john.lewis@vetica.net
M: 0418 445 313

Drawing

No.: TEM1 LAND DA01
Date: 7 Nov 2020
Scale: 1:250 @ A1
1:500 @ A3

Drawing

No. Date Revision

Landscape Plans

1. Entry Avenue

vC

Key



TEMPUS
Swansea, Tasmania

Architect:
John Lewis
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Drawing
No.: TEM1 LAND DA02
Date: 7 Nov 2020
Scale: 1:250 @ A1
1:500 @ A3

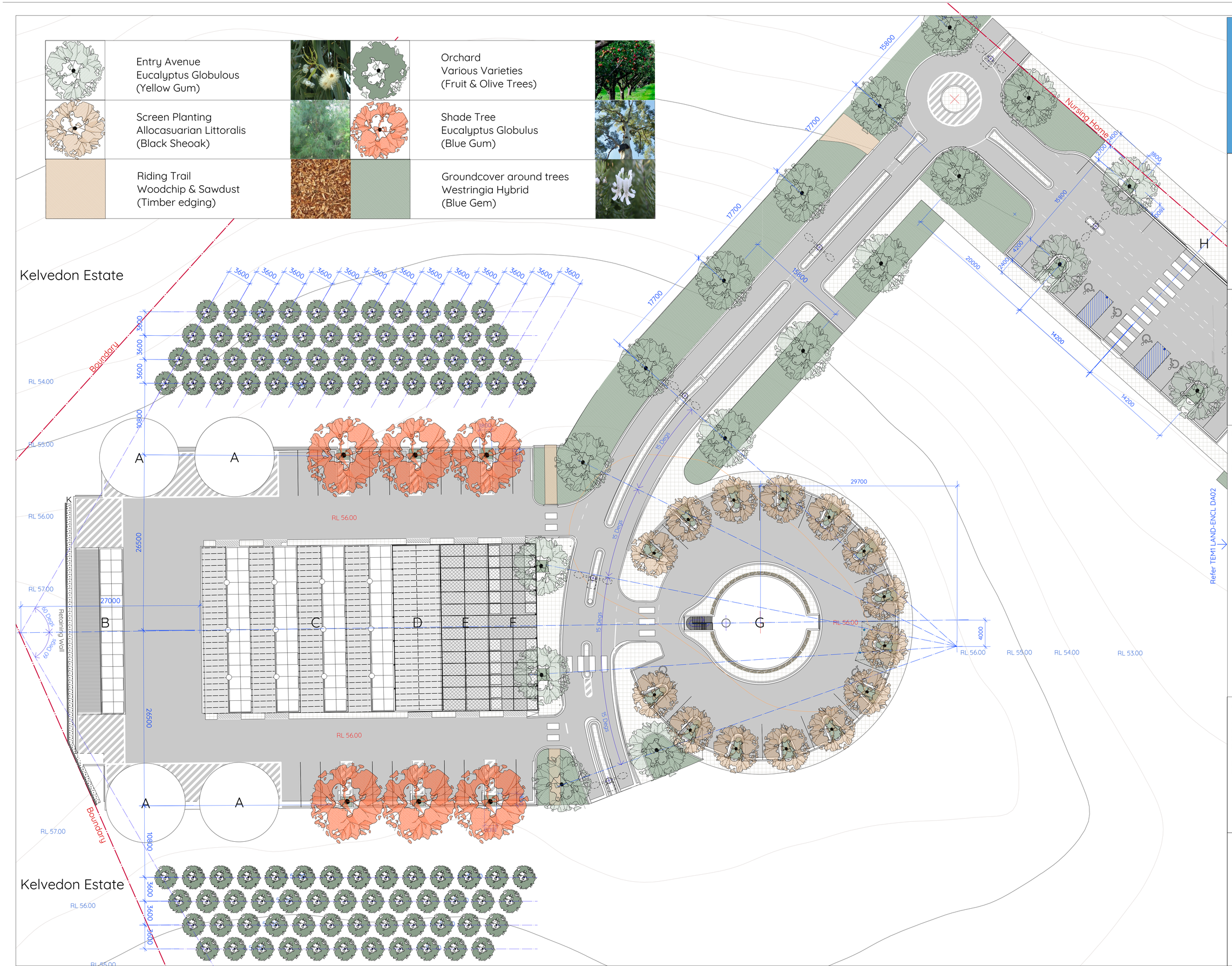
Landscape Plans

2. Enclave Environs

(Stage 1A)

vC

Key
A. Centreline - Future Nursing Home
B. Future Extension to The Enclave
C. Stage 1 of The Encalve
D. Display Home



TEMPUS

Swansea, Tasmania

Landscape Plan

Workshops Environs

(Stage 1A)

Drawing

No.: TEM1 LAND DA03
Date: 22 Aug 2020
Scale: 1:250 @ A1
1:500 @ A3

vB

KEY

A RW Tanks for irrigation
B Equipment Carport
C. Workshops
D. Greenhouse for plant propagation
E. Vegetable Garden
F. Soil & Compost Bins
G. Header Tank
H. Centreline of Future Nursing Home

Architect:

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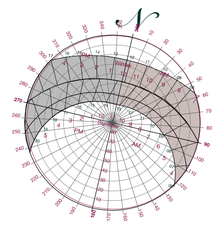


T E M P U S

Landscaping Strategy

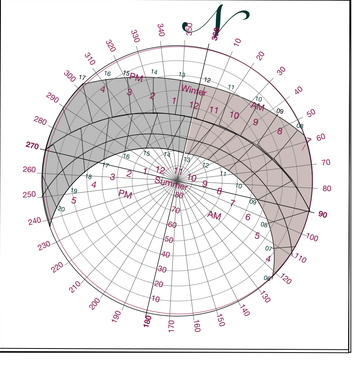
vC

Swansea, Tasmania

Key

1. BushFire-Break Zone
   - Open grasslands,
   - Low flammability Plants
2. Lanes & Courtyards
   - Plants in movable pallettes
   - Small ornamental trees < 4m
3. Recreation Lawns
   - Mowed Lawns
4. Horticulture & Grazing
   - Irrigated Grazing Pasture
   - Orchards
   - Vegetable Garden
5. Bush Regeneration
   - Native Bushland
   - Logs & Leaf-litter left
6. Off-lead Dog Park
   - Open grasslands,
   - Shade trees < 4m
7. Helipad Approach
   - Open grasslands
8. Avenue
   - Myrtles to 6m
9. Wind-Break
   - Red Gum Eucalypts
10. Screening
    - Casuarina Hedges
11. Screening
    - Acacias & Casuarianas

1 November 2020
1:1,000 @ A1 1:2,000 @ A3



TEMPUS

Utilities Yard

Site Plan

vA

Drawing

No.: TUT1 DA00
Date: 13 Oct 2020
Scale: 1:200 @ A3

Key

A. Mt Pleasant Road
B Entry to Piermont Homestead
C. Underground LPG Tank
D LPG Tank Loading Bay
E Compacted Gravel
F 20KL RW Tanks
G Horse Stalls
H Sewerage Plant Housing
J Dis-used Piermont Resort Entry
K Loading Bay
L Horse Paddocks
M Tasman Highway
N. Casuarina Screen Planting

Existing Trees

Proposed Casuarinas

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
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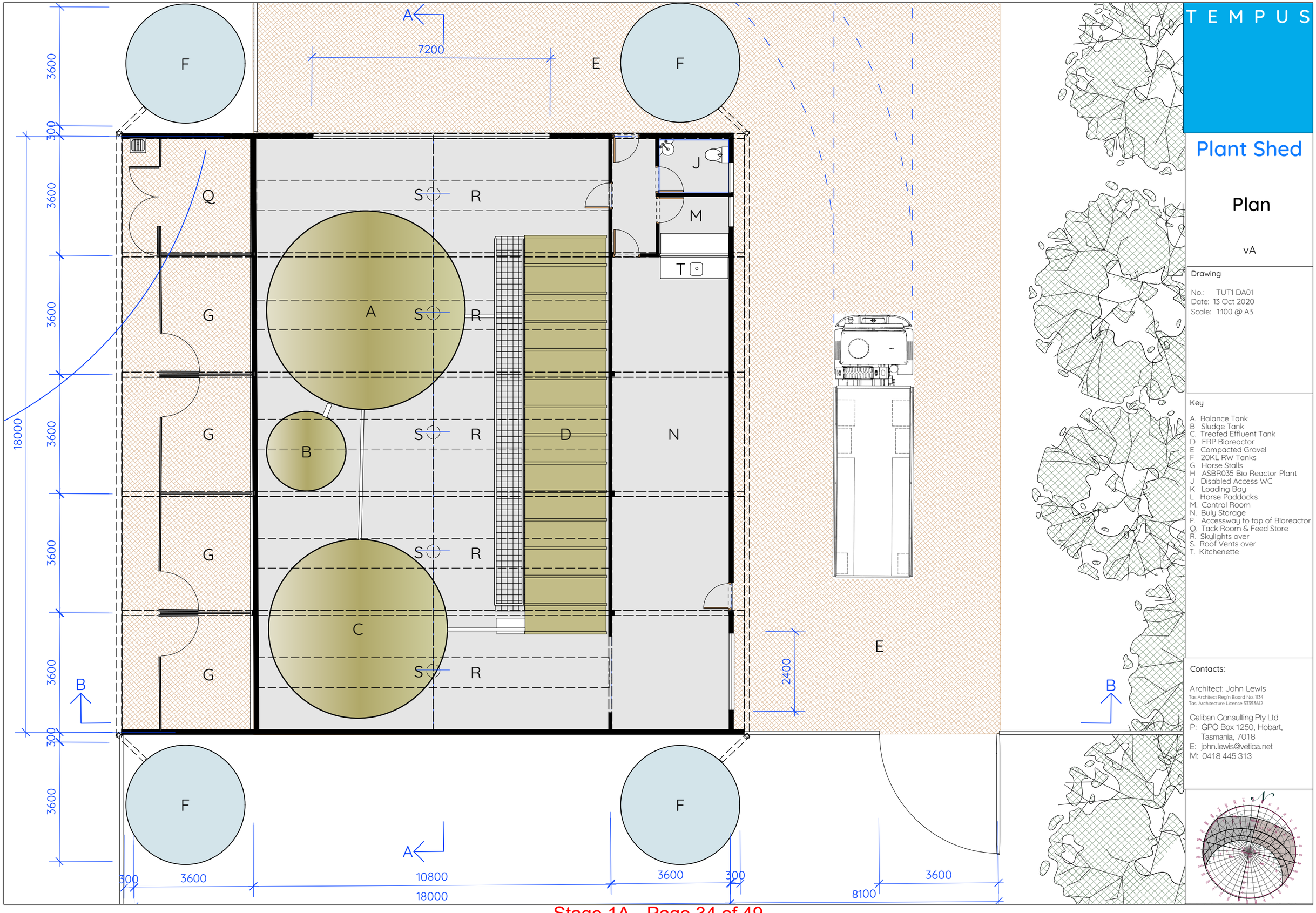

TEMPUS

Plant Shed

Plan

vA

Drawing

No.: TUT1 DA01
Date: 13 Oct 2020
Scale: 1:100 @ A3

Key

A. Balance Tank
B Sludge Tank
C. Treated Effluent Tank
D FRP Bioreactor
E Compacted Gravel
F 20KL RW Tanks
G Horse Stalls
H ASBR035 Bio Reactor Plant
J Disabled Access WC
K Loading Bay
L Horse Paddocks
M. Control Room
N. Buly Storage
P. Accessway to top of Bioreactor
Q. Tack Room & Feed Store
R. Skylights over
S. Roof Vents over
T. Kitchenette

Contacts:

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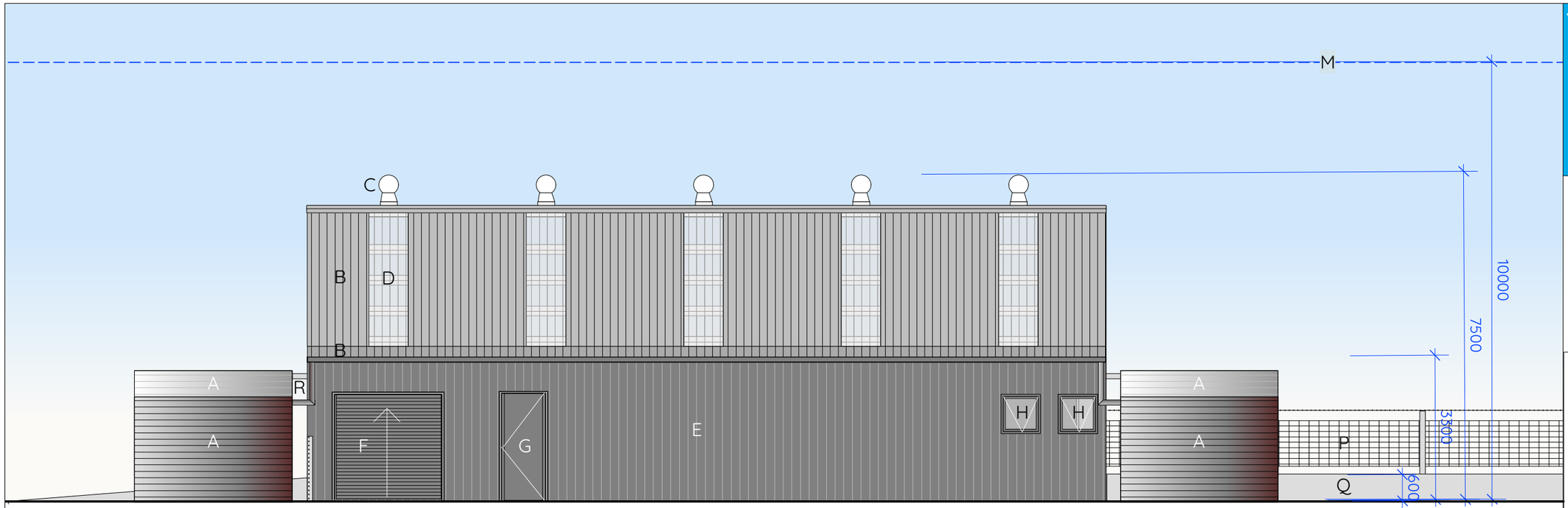
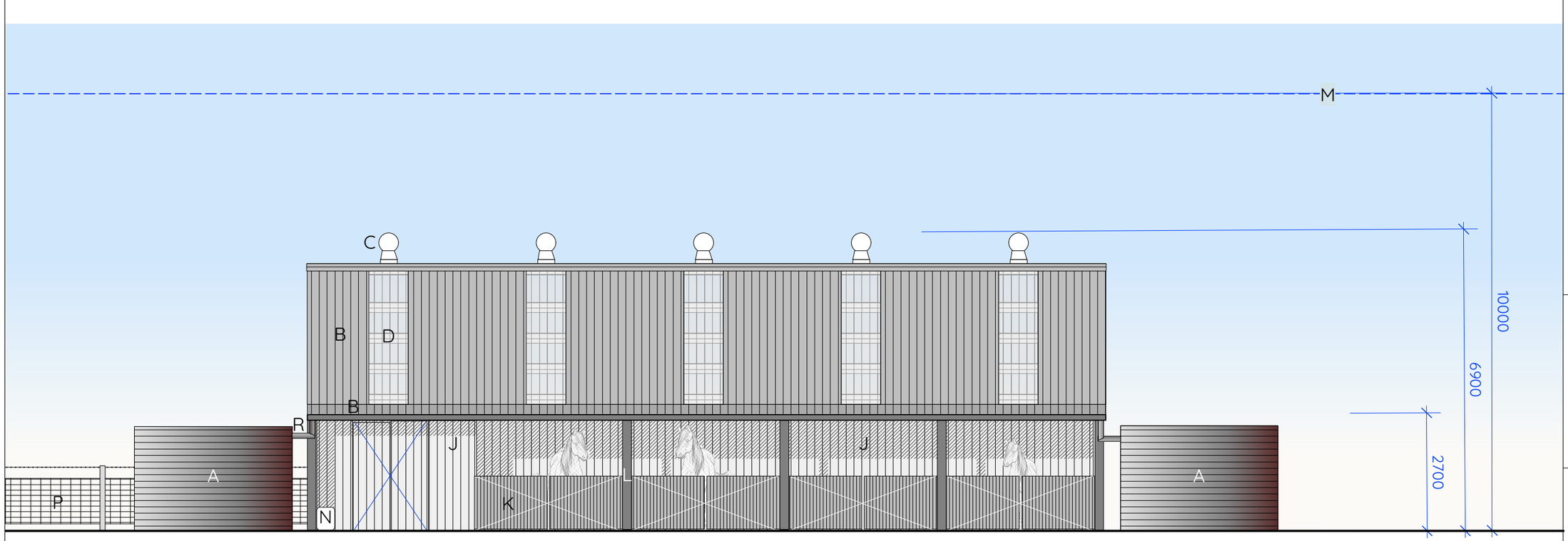


East Elevation



West Elevation

TEMPUS

Plant Shed

E&W Elevations

vA

Drawing

No.: TUT1 DA02
Date: 6 Nov 2020
Scale: 1:100 @ A3

Key

A. ‚Slate Grey' RW Tnak
B 'Slate Grey' Colorbond
C. Roof Vents
D Polycarbonate Sheet Skylights
E. HW Charred Boarding
F. 'Basalt' Rolladoor
G. 'Basalt' Painted HW Door
H. 'Baslat' Al. Hopper Winodws
J. HW vertical boarding (Unsealed)
K. HW Slat Gates (Unsealed)
L. 'Basalt' Painted MS Frame
M. 10m Height Envelope
N. Watering trough
P. Wallaby Proof Fence
Q. Concrete Retaining Wall
R. 'Slate Grey' Rainwater Goods

Contacts:

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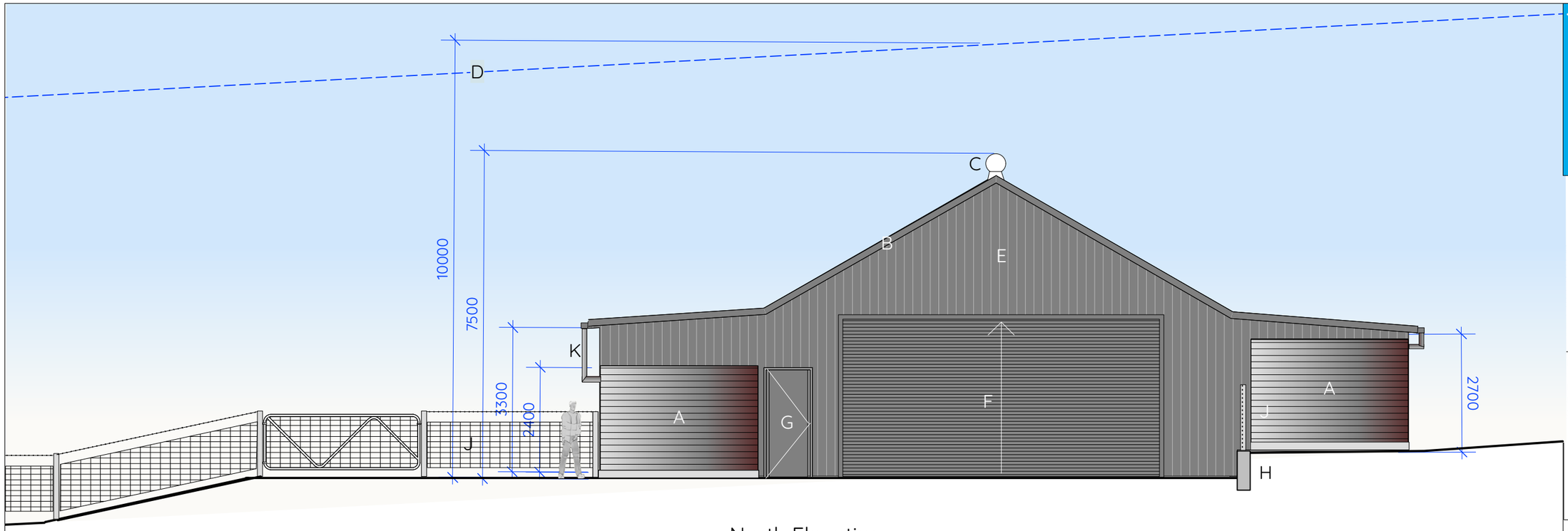
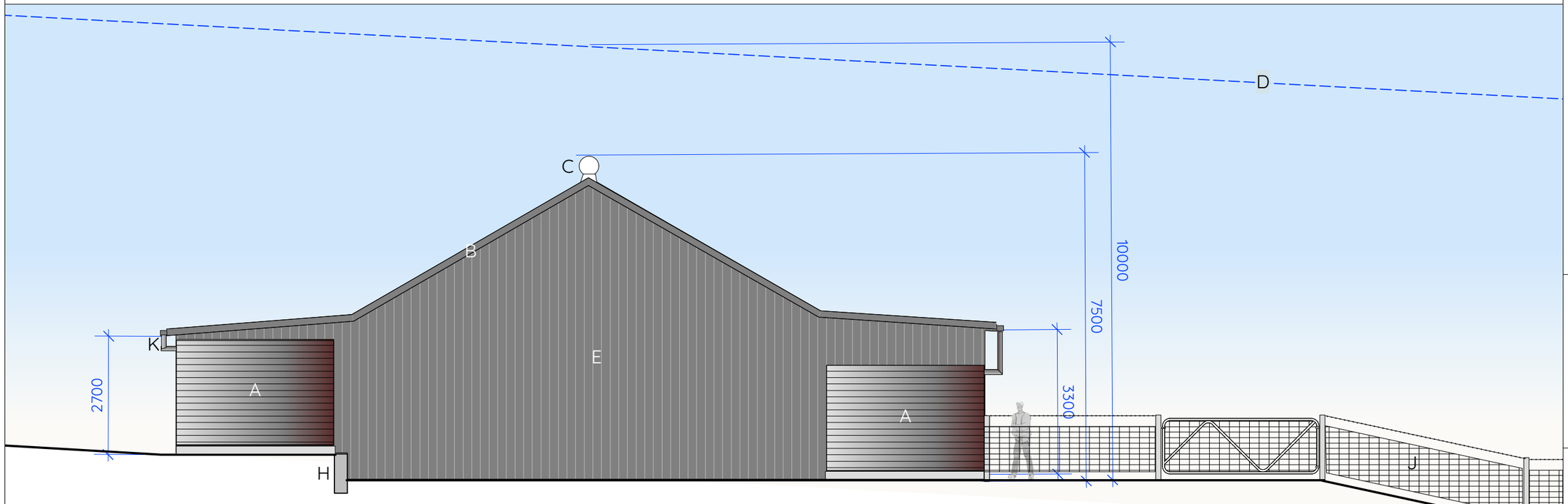


North Elevation



South Elevation

TEMPUS

Plant Shed

N&S Elevations

vA

Drawing

No.: TUT1 DA03
Date: 6 Nov 2020
Scale: 1:100 @ A3

Key

A. 'Slate Grey' RW Tank
B 'Basalt' Colorbond Capping
C. Roof Vents
D. 10m Height Envelope
E. HW Charred Boarding
F. 'Basalt' Rolladoor
G. 'Basalt' Painted HW Door
H. Concrete Retaining Wall
J. Wallaby Proof Fence
K. 'Slate Grey' Rainwater Goods.

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
Tas. Architecture License 33353612

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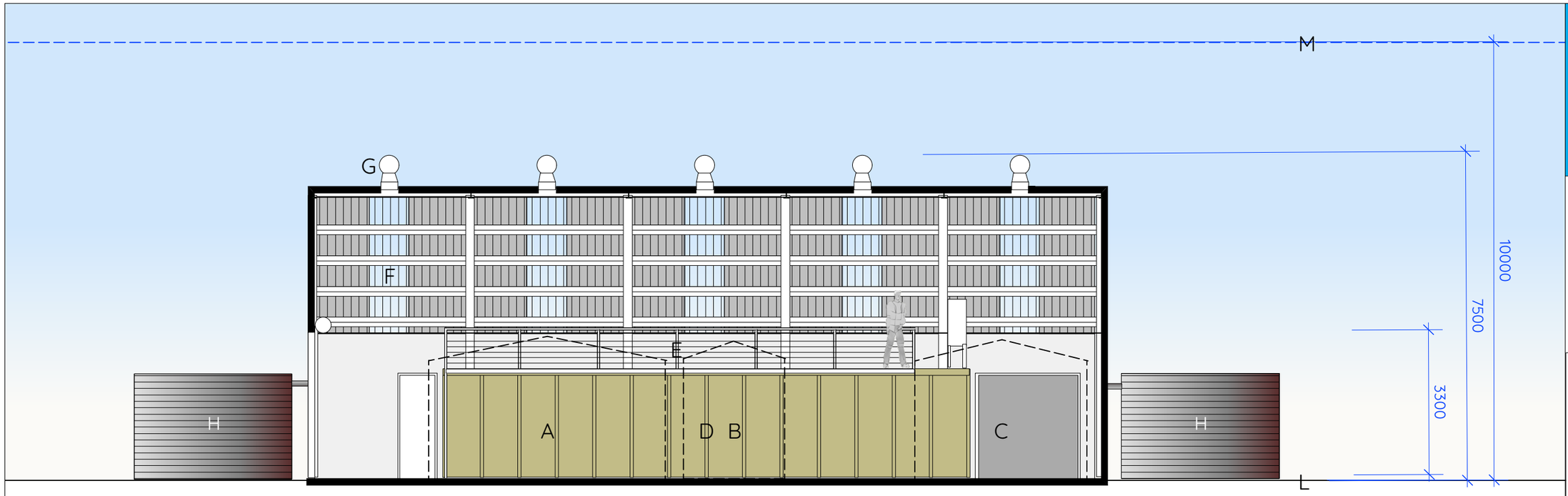
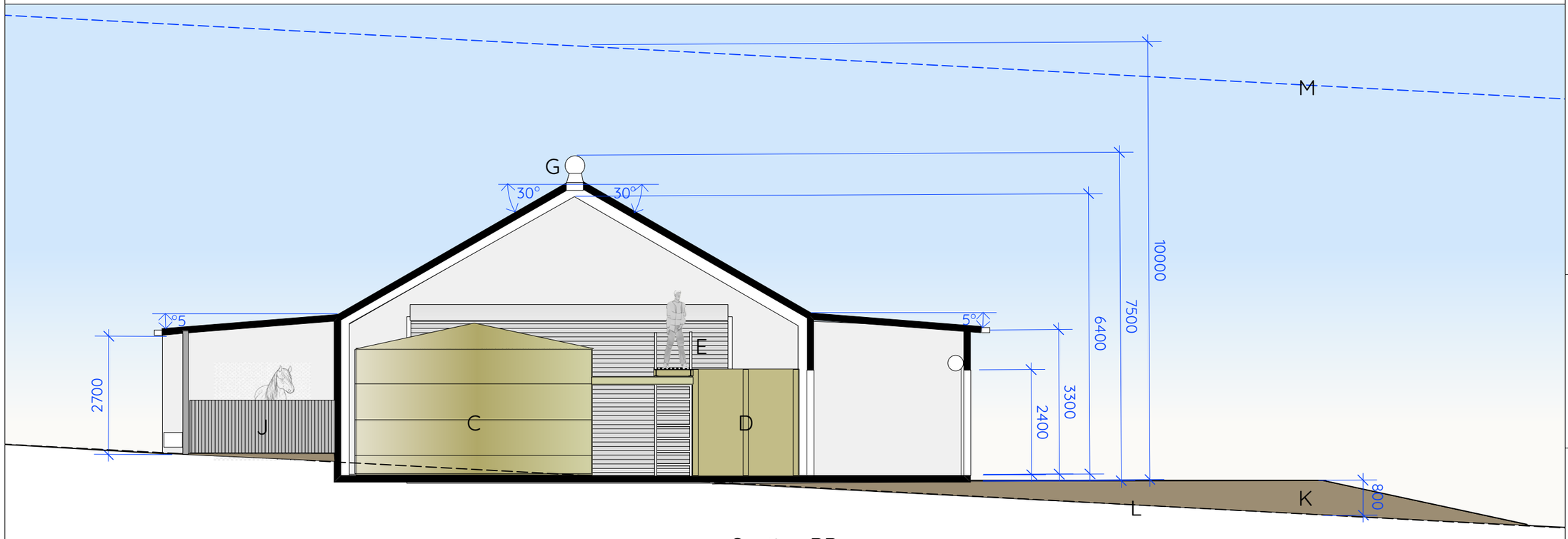


Section AA



Section BB

TEMPUS

Plant Shed

Sections

vA

Drawing

No.: TUT1 DA04
Date: 6 Nov 2020
Scale: 1:100 @ A3

Key

A. Balance Tank
B Sludge Tank
C. Treated Effluent Tank
D FRP Bioreactor
E. Accessway to top of Bioreactor
F. Skylights
G. Roof Vents
H. 'Slate Grey' RW Tanks
J. Horse Stalls
K. Fill < 800mm
L. Existing Ground Level
M. 10m Height Envelope

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
Tas. Architecture License 33353612

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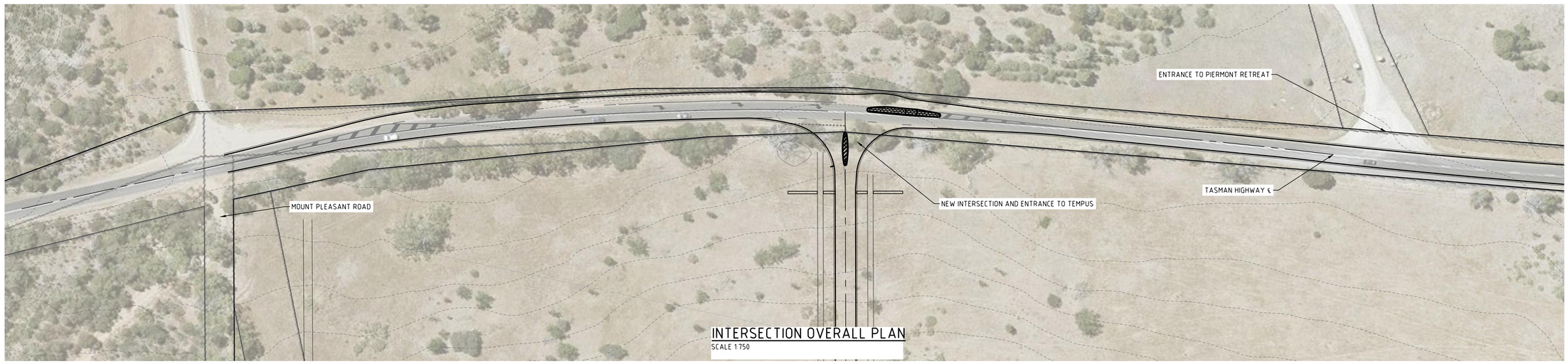
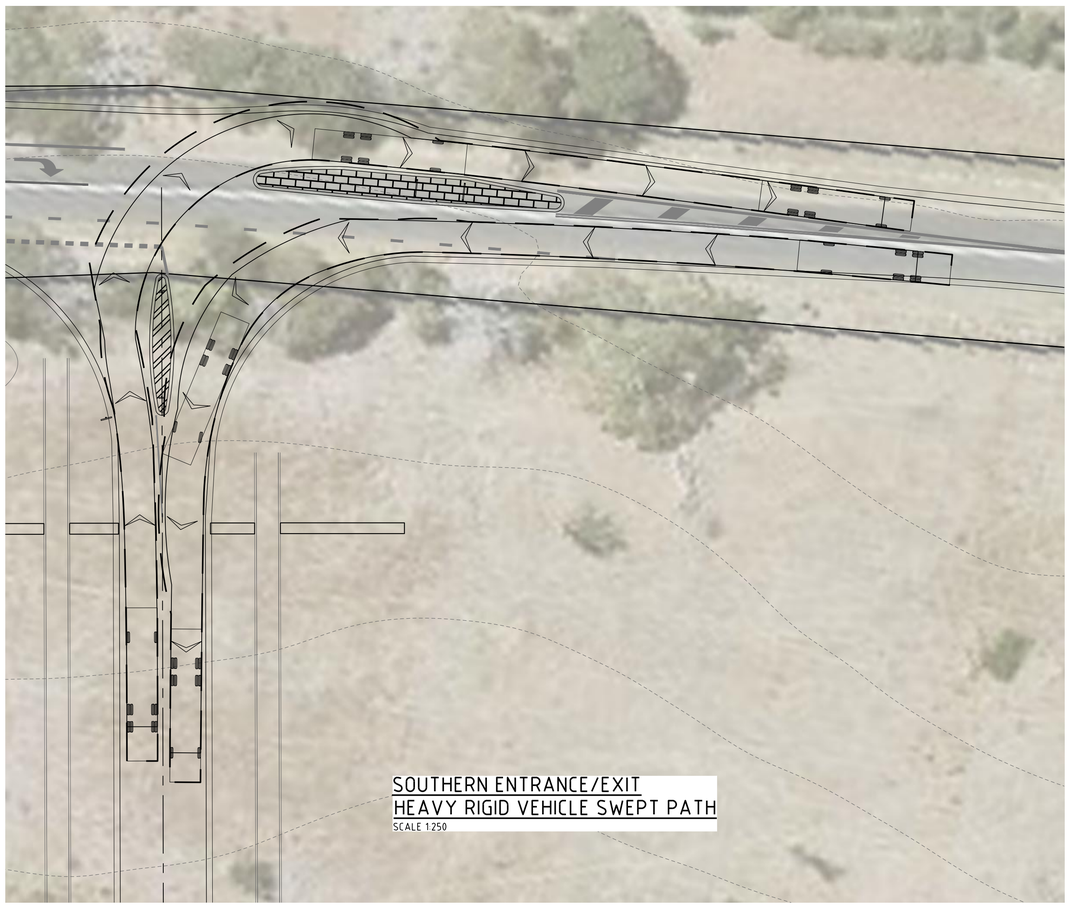
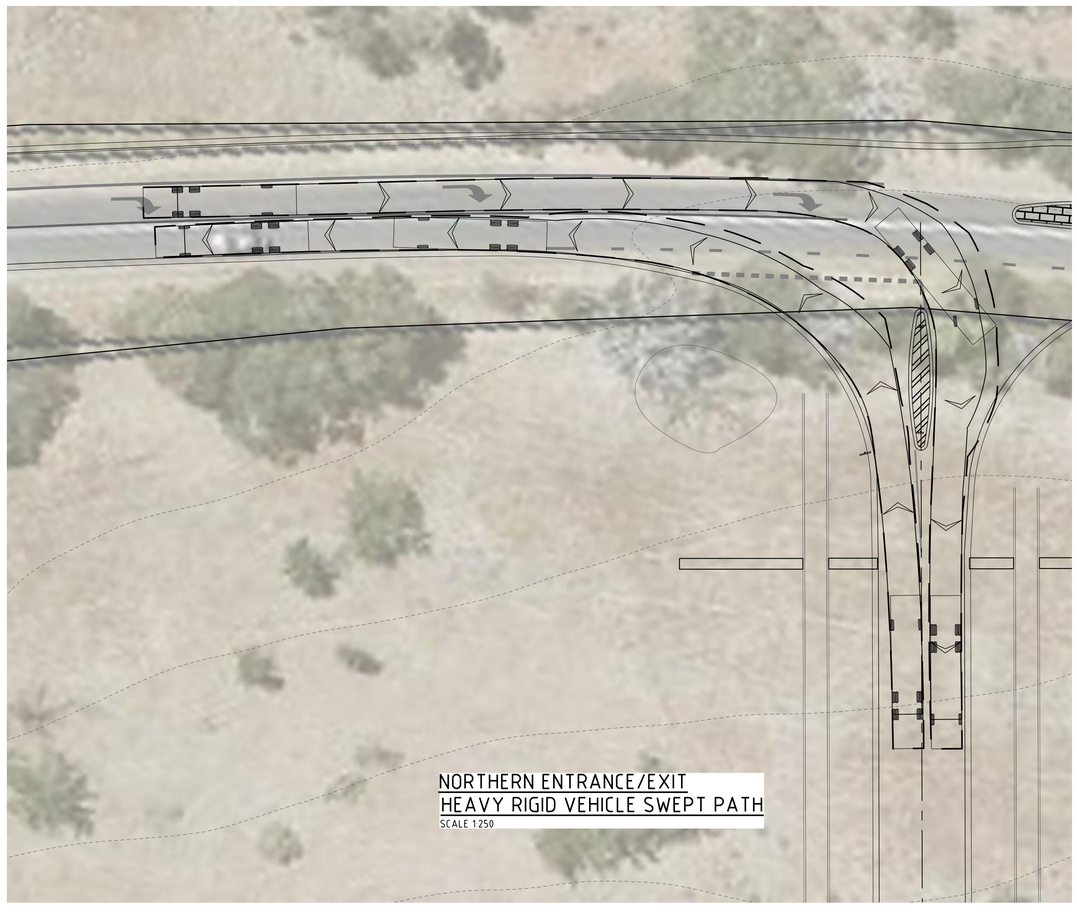


INTERSECTION OVERALL PLAN
SCALE 1:750



SOUTHERN ENTRANCE/EXIT
HEAVY RIGID VEHICLE SWEPT PATH
SCALE 1:250



NORTHERN ENTRANCE/EXIT
HEAVY RIGID VEHICLE SWEPT PATH
SCALE 1:250

REV	DESCRIPTION	APP'D	DATE
B	REVISED FOR PLANNING APPROVAL	AC	05.11.2020
A	PLANNING APPROVAL	AC	15.10.2019

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

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TEMPUS - FREYCINET
LOT 50 TASMAN HIGHWAY
SWANSEA TASMANIA 7190
DRAWING TITLE
INTERSECTION OVERALL PLAN

0 50mm

DESIGNED	DRAWN	CHECKED	SCALE
SC	SC	AC	1:750@A1
PROJECT	DRAWING	REVISION	
19.0291	C025	B	

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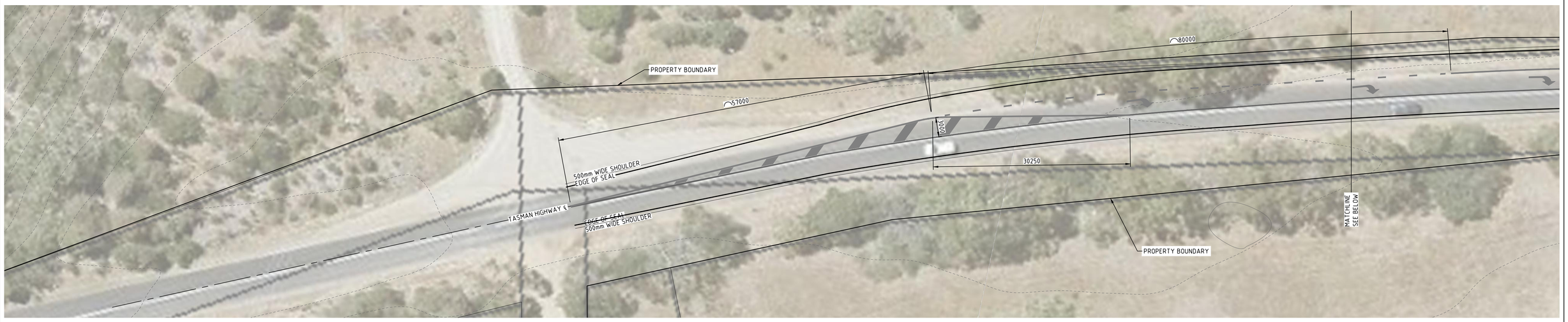
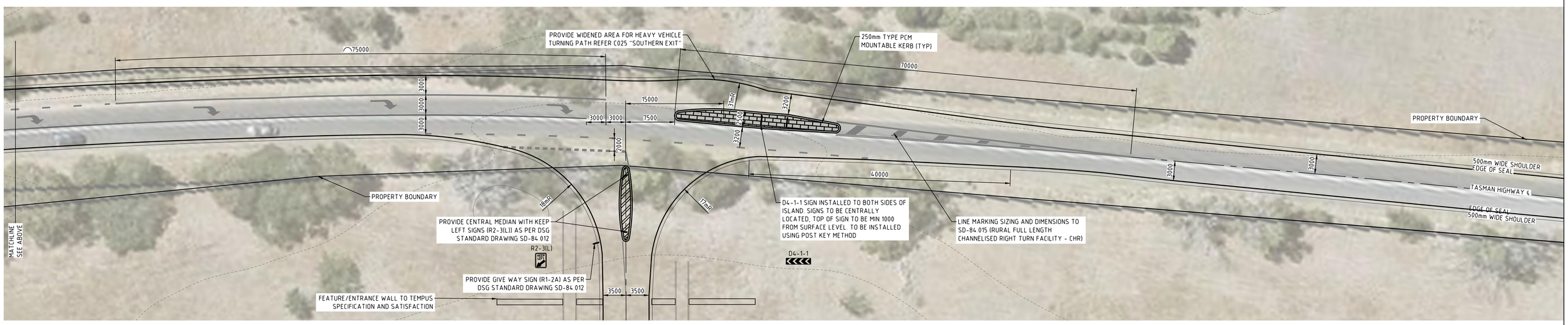
11/5/2020 4:04:22 PM S:\Projects\2019\19.0291 Tempus - Freycinet\5 - GR drawings\CDV - Working drawings model\19.0291 C-A0 (Intersection via Bus Stops).dwg





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B	REVISED FOR PLANNING APPROVAL	AC	05.11.2020				
A	PLANNING APPROVAL	AC	15.10.2019				

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TEMPUS - FREYCINET
LOT 50 TASMAN HIGHWAY
SWANSEA TASMANIA 7190
DRAWING TITLE
INTERSECTION LAYOUT PLAN

0 50mm

SCALE	
1:300@A1	

DESIGNED	DRAWN	CHECKED
SC	SC	AC

PROJECT	DRAWING	REVISION
19.0291	C026	B

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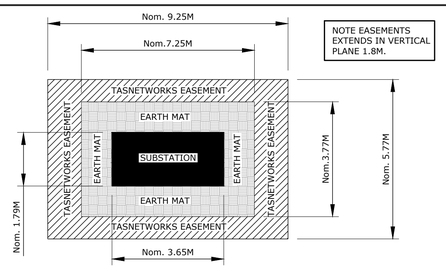
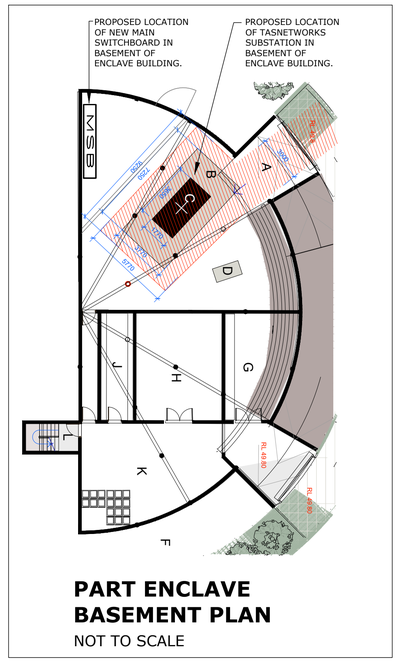


PROPOSED SUBSTATION EASEMENTS
NOT TO SCALE

NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ARCHITECTURAL /CIVIL WORKS DRAWINGS AND DETAILS.
2. NOMINAL LOCATIONS OF ANY EQUIPMENT SHOWN. CONFIRM EXACT LOCATION ON SITE And/Or FLOOR PLAN LAYOUT.
3. THE EXACT LOCATION OF ALL NEW EQUIPMENT SHALL BE CONFIRMED ON SITE PRIOR TO COMMENCING ANY TRENCHING, POLE FOOTINGS/CONCRETING & CABLING INSTALLATION.
4. PROVIDE TRENCHING, BACKFILLING AND MAKING GOOD FOR ALL UNDERGROUND SERVICES. UTILISE SHARED TRENCHING WHERE POSSIBLE, REFER DETAIL.
5. CO-ORDINATE ALL BELOW GROUND INFRASTRUCTURE/ EQUIPMENT WITH ALL AFFECTED SUB-TRADES.
6. ROUTE TRENCHING SUFFICIENTLY CLEAR OF TREES TO MINIMISE ROOT DAMAGE.
7. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NCC AND ALL RELEVANT STANDARDS.
8. ALL CONDUITS TO BE SIZED WITH 50% SPARE CAPACITY, HAVE DRAW WIRES FITTED, LONG RADIUS BENDS UTILISED AND BE SEALED TO PREVENT MOISTURE INGRESS.



PART ENCLAVE BASEMENT PLAN
NOT TO SCALE

LEGEND:

- UNDERGROUND CONDUIT
- UNDERGROUND HV CABLING
- OVERHEAD HV CABLING - EXISTING
- UNDERGROUND LV CABLING
- OVERHEAD LV CABLING
- PROPOSED 10M POWER/LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED IN-GROUND UPLIGHTER
- MSB — PROPOSED SITE MAIN SWITCHBOARD

Piermont Homestead
Mount Pleasant Road
Kelvedon Estate
Piermont Resort
Gala Estate Vineyard
Tasman Highway

CABLING TO RISE FROM BELOW GROUND AND CONTINUE VIA OVERHEAD.
CABLING TO DROP BELOW GROUND AND CONTINUE UNDERGROUND TO CLEAR EXISTING OVERHEAD HV POWER LINES.
OVERHEAD LV CABLING BETWEEN POLES.
Nom. 80M BETWEEN POLES. TYP.
MSB LOCATED UNDER THE ENCLAVE.
UNDERGROUND CONDUITS FOR PROPOSED FUTURE STREET LIGHT CABLING.
PROPOSED SUBSTATION LOCATION. REFER ENLARGED DETAIL OF SUBSTATION FOR EASEMENT REQUIREMENTS.
NEW UNDERGROUND HIGH VOLTAGE CABLING COMPLETE WITH EASEMENT.
REFER BASEMENT PART PLAN OPPOSITE.
2 OFF PROPOSED INGROUND UPLIGHTERS TO ILLUMINATE SIGNAGE.
LV CABLING UNDERGROUND IN CONDUIT FROM POLE.
NEW HIGH VOLTAGE CABLING FROM EXISTING TASNETWORKS SUPPLY POLE TO PROPOSED SUBSTATION COMPLETE WITH EASEMENT.

N
SITE PLAN
SCALE 1:1000

PRELIMINARY DRAWING
NOT TO BE USED FOR TENDER OR CONSTRUCTION

DA2	RE-ISSUED FOR DEVELOPMENT APPLICATION	06/11/2020	SCK
DA	ISSUED FOR DEVELOPMENT APPLICATION	21/07/2020	SCK
ISSUE	REVISION	DATE	BY

CES Coordinated Engineering Services
Unit 1, 136 Davey Street, Hobart, TAS 7000
03 6294 6033 info@coengserv.com.au ABN: 84 984 841 473

TEMPUS - FREYCINET
LIFESTYLE RETIREMENT & HEALTHCARE VILLAGE
LOT 50 TASMAN HIGHWAY. SWANSEA, TAS 7190

BUILDING SERVICES STAGE 1A PROPOSED LAYOUTS.

Issue Legend: **P** = Preliminary **T** = Tender **C** = Construction **A** = Amendment

Drawn	: SCK	PROJECT & DWG No:	ISSUE: / SET OF:
Authorised	: ACC		
Plot Date	: 06/11/2020	196103-DA-EL	DA2 / 1
Scale/Size	: 1:1000 / A1		
DWG File	: 196103_DA2-EL		

POOL IN ENCLAVE BUILDING PROVIDES ADDITIONAL STATIC WATER SUPPLY FOR FIRE FIGHTING

DISCRETE FIRE SUPPLY WATER TANK INTEGRAL TO NURSING HOME STRUCTURE

SPRINKLER SYSTEM TO PUBLIC BUILDINGS (AS REQUIRED)

FIRE SERVICE MAIN TO HYDRANTS AND PUBLIC BUILDINGS

2 x 250kL FIRE FIGHTING WATER SUPPLY TANKS WITH PRESSURE PUMPS TO MEET FIREFIGHTING FLOW REQUIREMENTS

RISING MAIN TO FIRE SUPPLY TANKS

HYDRANTS AT FIRE SERVICE TERMINATION (TYP)

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	REVISED FOR PLANNING APPROVAL	RL	05.08.20				
B	PLANNING APPROVAL	RL	18.10.19				
A	PRELIMINARY ONLY	-	29.08.19				

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TEMPUS - FREYCINET
LOT 50 TASMAN HIGHWAY
SWANSEA TASMANIA 7190
DRAWING TITLE
CONCEPT FIRE SERVICE

0 50mm SCALE 1:1000@A1

DESIGNED	DRAWN	CHECKED
AD	AD	RL
PROJECT	DRAWING	REVISION
19.0291	C024	C

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8/5/2020 4:08:14 PM - S:\Projects\2019\19.0291 Tempus - Freycinet\5 - CAD drawings\CIV - Working drawings_model\19.0291 C.dwg

NOTES

1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL COMPLY WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
2. THE LOCATION OF SOME EXISTING SERVICES IS BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
3. EXISTING SITE DRAINAGE IS TYPICALLY IN THE FORM OF SURFACE SHEETFLOW FROM THE HIGH POINT AT THE MIDDLE OF THE DEVELOPMENT AREA TO A TABLE DRAIN ADJACENT TASMAN HIGHWAY, OR AN EXISTING MINOR STREAM (SMILERS SPRING CREEK).
4. POST DEVELOPMENT SITE DRAINAGE WILL CONTAIN, TREAT, STORE, REUSE AND/OR SAFELY DISCHARGE STORMWATER COLLECTED FROM THE PERVIOUS AND IMPERVIOUS SURFACES ACROSS THE SITE.
5. DETAILED DESIGN OF SITE DRAINAGE WILL INCLUDE INFRASTRUCTURE TYPICALLY SIZED FOR A 5% AEP STORM EVENT, WITH SAFE OVERLAND FLOW PATHWAYS PROVIDED FOR A 1% AEP STORM EVENT.

PROVIDE CONTROLLED OVERFLOW DISCHARGE TO ALL STORMWATER DETENTION AND TREATMENT WETLANDS

STORMWATER TREATMENT AND STORAGE WETLAND

PROVIDE CONTROLLED OVERLAND FLOW PATH FOR SITE DISCHARGE DURING 1% AEP EVENT

STORMWATER TREATMENT AND STORAGE WETLAND

SMILERS SPRING CREEK TO STONY RIVER

RUNOFF FROM IMPERVIOUS SURFACES ON NURSING HOME LOT COLLECTED FOR TREATMENT

EXISTING DAM

RAINWATER HARVESTING FROM ROOF TO SUPPLY TOILET FLUSHING AND NEARBY GARDEN IRRIGATION

EXISTING HILLSLOPE SHEETFLOW TYPICALLY TO DAM

STORMWATER PUMPED TO HEADER TANK FOR NON POTABLE USE

NON POTABLE STORMWATER AND RECYCLED WATER STORAGE TANKS

EXISTING CULVERT UNDER MOUNT PLEASANT ROAD

EXISTING TABLE DRAIN

EXISTING CULVERT UNDER TASMAN HIGHWAY

STORMWATER TREATMENT AND STORAGE WETLAND

RAINWATER HARVESTING FROM ROOF TO SUPPLY TOILET FLUSHING AND NEARBY GARDEN IRRIGATION

STORMWATER TREATMENT AND STORAGE WETLAND

EXISTING CULVERT UNDER TASMAN HIGHWAY

LIMIT OF STAGE 1A WORKS

STORMWATER COLLECTION PIPEWORK DRAINS TO TREATMENT AND STORAGE WETLANDS

ROOF RUNOFF FROM INDIVIDUAL BUILDINGS IS COLLECTED FOR NON POTABLE USE IN INDIVIDUAL RAINWATER TANK WITH OVERFLOW CONNECTING TO PIPED STORMWATER COLLECTION NETWORK, OR ROOF RUNOFF IS DIRECTLY PIPED TO STORMWATER COLLECTION NETWORK

ALL RUNOFF FROM LANDSCAPING, INTERNAL ROADS AND PUBLIC AREAS IS COLLECTED IN THE PIPE NETWORK AND CHANNELED TO TREATMENT AND DETENTION WETLANDS

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
D	REVISED FOR PLANNING APPROVAL	RL	07.08.20				
C	REVISED FOR PLANNING APPROVAL	RL	05.08.20				
B	PLANNING APPROVAL	RL	18.10.19				
A	PRELIMINARY ONLY	-	29.08.19				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

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TEMPUS - FREYCINET
LOT 50 TASMAN HIGHWAY
SWANSEA TASMANIA 7190
DRAWING TITLE
CONCEPT STORMWATER

0 50mm SCALE 1:1000@A1

DESIGNED	DRAWN	CHECKED
AD	AD	RL
PROJECT	DRAWING	REVISION
19.0291	C021	D

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SEWER NOTES

1. PRIVATE SEWER INFRASTRUCTURE WORKS SHALL COMPLY WITH AS/NZS 3500.2, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
2. CONFIRM INVERT LEVELS OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
3. THE PROPOSED ON SITE WASTE WATER TREATMENT PLANT CONSISTS OF INFLUENT SCREENING, HOLDING TANKS, AN ACTIVATED SLUDGE BIOREACTOR, TREATED WATER DOSING TO CLASS A STANDARD AND A RECYCLED WATER STORAGE AND IRRIGATION SYSTEM.

STAGING NOTES

4. STAGED DEVELOPMENT OF THE SITE SHALL INCLUDE CONSIDERATION OF FUTURE STAGE REQUIREMENTS, WITH MAINTENANCE HOLE INVERT LEVELS AND FUTURE CONNECTION STUBS PROVIDED AS REQUIRED.
5. STAGE 1A SHALL CONSIST OF THE GRAVITY SEWER NETWORK SHOWN, WITH CONSTRUCTION OF THE BALANCE / HOLDING TANK COMPONENT OF THE TREATMENT PLANT, FITTED WITH A HIGH LEVEL ALARM.
6. DURING STAGE 1A WASTE WATER IS TO BE COLLECTED IN THE STORAGE TANK AND TRANSPORTED OFF SITE FOR TREATMENT BY A LICENSED LIQUID WASTE CONTRACTOR.
7. DURING A FUTURE STAGE, THE REMAINING COMPONENTS OF THE WASTE WATER TREATMENT PLANT INCLUDING ACTIVATED SLUDGE BIOREACTOR, CHEMICAL DOSING, PUMPS, TREATED WATER STORAGE AND IRRIGATION WILL BE CONSTRUCTED.

GRAVITY SEWER (TYP)

WASTE WATER TREATMENT PACKAGE PLANT ACTIVATED SLUDGE BIOREACTOR PROVIDING TREATMENT TO CLASS A EFFLUENT QUALITY
APPROXIMATE FOOTPRINT 10 x 10 m (100 m²)

CLASS A TREATED EFFLUENT DISCHARGED TO STORMWATER TREATMENT AND STORAGE WETLAND FOR ON SITE NON POTABLE REUSE

100000

50000

TREATED EFFLUENT LAND APPLICATION (SUB SURFACE IRRIGATION) AREA UP TO 5000 m²

LIMIT OF STAGE 1A WORKS

WASTE WATER TREATMENT PACKAGE PLANT (AWTS) AND SUBSURFACE IRRIGATION FOR NURSING HOME SEWER

EX SW

EX SW

STAGE 1A WASTE WATER GENERATION

STAGE 1A CONSISTS OF AN UNOCCUPIED DISPLAY RESIDENCE AND A SMALL NUMBER OF SHARED FACILITIES FOR USE BY PROSPECTIVE BUYERS, SALES STAFF AND CONSTRUCTION WORKERS.

LOADING IS ESTIMATED AT:
1.72 EQUIVALENT TENEMENTS (ET) x 540 L/day
= 930 L/DAY
= 6500 L/WEEK

A 10 000 L STORAGE AND FUTURE BALANCE TANK WITH A HIGH LEVEL ALARM WILL BE PROVIDED AS PART OF STAGE 1A WORKS TO FACILITATE THE COLLECTION OF WASTE WATER FOR DISPOSAL OFF SITE.

REV	DESCRIPTION	APP'D	DATE
D	REVISED FOR PLANNING APPROVAL	RL	07.08.20
C	REVISED FOR PLANNING APPROVAL	RL	05.08.20
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PROJECT	DRAWING	REVISION
19.0291	C022	D

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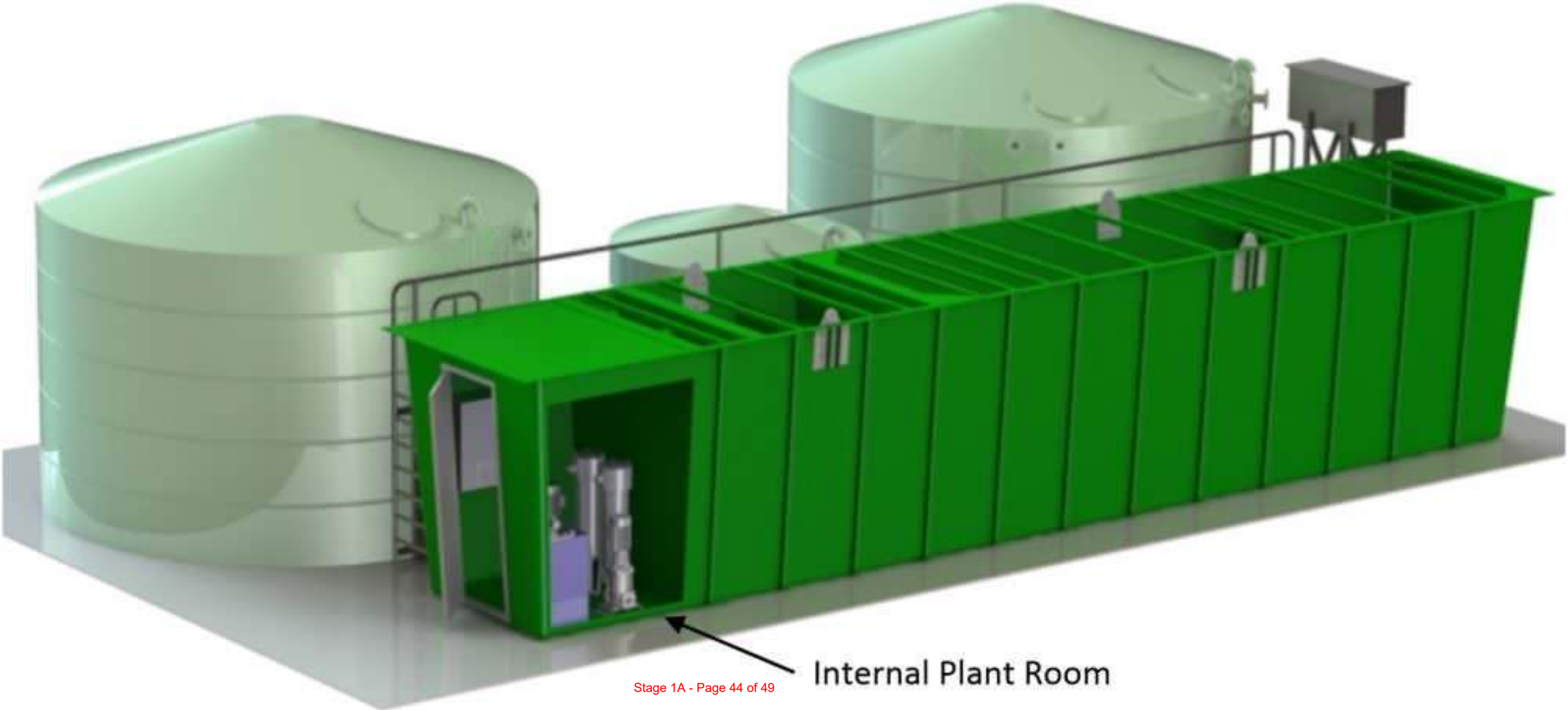

Internal Plant Room

PRODUCT DATA SHEET

Activated Sludge Bioreactor (ASBR)

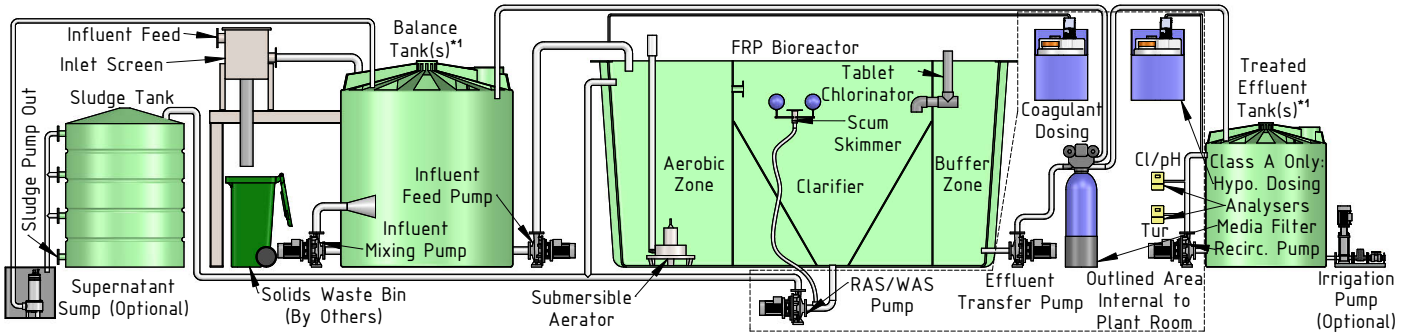
water | wastewater | sewage

OVERVIEW

MAK Water's Activated Sludge Bioreactor (ASBR) type packaged sewage treatment plants are designed to treat domestic strength sewage, to achieve "Class C" treated effluent, suitable for reuse in "risk category low" applications or for discharge to environment. With the optional "Class A" upgrade, treated effluent suitable for reuse in "risk category medium" applications is achieved.

The standard treatment process includes influent screening, balance tank mixing, aerobic treatment, clarification and effluent disinfection (chlorine tablets). The optional "Class A" upgrade includes an auto-backwashing media filter, disinfection via tank recirculation and hypochlorite dosing, and analysers for online monitoring of treated effluent turbidity, free chlorine and pH.

MAK Water's ASBR Bioreactors are constructed of corrosion resistant FRP, and are self-contained, modular systems for easy deployment to remote locations.



STANDARD SPECIFICATIONS

Parameter		Units	ASBR-025	ASBR-035	ASBR-050	ASBR-070	ASBR-100
Treatment capacity		m^3/day	25	35	50	70	100
*1Balance tank volume (recommended)		m^3	25	35	50	70	100
*1Treated effluent tank volume (*2minimum)		m^3	4.0	5.5	8.0	11	16
Sludge tank volume		m^3	5.3	5.3	10.5	10.5	23
Thickened sludge waste volume		m^3/day	0.3	0.4	0.5	0.8	1.2
*3Irrigation pump duty		m^3/hr @ 500 kPa	2.1	2.9	4.2	5.8	8.3
Ambient temperature (min/max)		°C	1 ~ 35 (1 ~ 43 with optional plant room air-conditioner)				
Power supply		-	AC 415 V, 3 Phase, 50 Hz				
Power consumption	Class C (max)	kW	9	12	15	20	28
	Class A (max)	kW	16	19	22	27	35
	*3Irrigation pump motor size	kW	0.55	0.75	1.1	1.5	2.2
	*3Air conditioner	kW	1.5	1.5	1.5	1.5	1.5
Footprint	FRP bioreactor & access platform	m	6 x 3.2	7.5 x 3.2	9 x 3.2	12 x 3.2	10 x 3.8
	Sludge tank	Øm	1.8	1.8	2.45	2.45	3.83

Characteristics	Units	Influent	*4Class C Effluent	*4Class A Effluent
Temperature	°C	15~35	-	
pH	pH units	6.5~8.5	6.5~8.5	
Biological oxygen demand (BOD)	mg/L	*5≤350	<20	
Suspended solids (TSS)	mg/L	*5≤350	<30	
Oil & grease	mg/L	<10	-	
Total nitrogen (T-N)	mg/L	≥20	N/A (no reduction)	
Total phosphorus (T-P)	mg/L	<16	4~12 (variable according to coagulant dose rate)	
Total dissolved solids (TDS)	mg/L	<2,000	-	
Turbidity	NTU	-	N/A	<5 (95%ile)
E.Coli	cfu/100 mL	-	<1,000	<10
Free chlorine	mg/L	-	0.2~2.0	

*1 Sold Separately, *2 For 15 min.mg/L contact time, *3 Optional Equipment, *4 Based on QLD Guidelines, *5 Referenced from Metcalf & Eddy (5th edition, 2014), Typical composition of untreated domestic wastewater; higher/lower design values available on request.

STANDARD INCLUSIONS + OPTIONS

✓= Standard Supply, o = Optional Supply

Equipment			ASBR-025	ASBR-035	ASBR-050	ASBR-070	ASBR-100
Automatic inlet screen (2 mm)			✓	✓	✓	✓	✓
Influent mixing pump			✓	✓	✓	✓	✓
Influent feed pump			✓	✓	✓	✓	✓
FRP bioreactor with aluminium access platform & ladder	Aerobic zone with submersible aerator		✓	✓	✓	✓	✓
	Clarifier with scum removal system		✓	✓	✓	✓	✓
	Buffer zone/tank with tablet chlorinator		✓	✓	✓	✓	✓
	Bioreactor roofing (COLORBOND® steel sheeting)		o	o	o	o	o
Plant room with over-head lighting and GPO for maintenance	Chemical dosing – coagulant		✓	✓	✓	✓	✓
	RAS/WAS pump		✓	✓	✓	✓	✓
	Effluent transfer/filter feed pump		✓	✓	✓	✓	✓
	Class A only	Auto-backwashing media filter	o	o	o	o	o
		Treated effluent tank recirculation pump	o	o	o	o	o
		Hypochlorite dosing	o	o	o	o	o
	PLC control system with HMI		✓	✓	✓	✓	✓
	Plant room air conditioner		o	o	o	o	o
Sludge tank with supernatant sampling points and discharge valves			✓	✓	✓	✓	✓
Supernatant sump with submersible pump and level control			o	o	o	o	o
Irrigation pump with level control and mechanical flow totaliser			o	o	o	o	o
Instrumentation	Standard package		✓	✓	✓	✓	✓
	Premium package with ClearAccess™ remote monitoring		o	o	o	o	o

Instrumentation & Controls		Standard Package	Premium Package
Level switches	Balance tank	✓	–
	Sludge tank	✓	✓
	Chemical dosing tank(s)	✓	✓
	Supernatant sump (optional)	✓	✓
Level transmitters	Balance tank	–	✓
	Buffer tank	✓	✓
	Treated effluent tank	✓	✓
Flow switches	Effluent transfer pump (Class C)	–	✓
	Treated effluent recirculation pump (Class A)	–	✓
	Irrigation pump (optional)	–	✓
Pressure switches	Balance tank mixing pump	✓	✓
Pressure indicators	Balance tank mixing pump	✓	✓
	Influent feed pump	✓	✓
	RAS/WAS pump	✓	✓
	Effluent transfer pump (Class C)	✓	✓
	Media filter feed pump (Class A)	✓	–
	Media filter discharge (Class A)	✓	–
	Irrigation pump (optional)	✓	✓
	Treated effluent recirculation pump (Class A)	✓	✓
Pressure transmitter	Media filter feed pump (Class A)	–	✓
	Media filter discharge (Class A)	–	✓
Magnetic flow transmitter	Influent feed pump	✓	✓
Mechanical flow totaliser	Irrigation pump (optional)	✓	✓
Free chlorine and pH analyser (Class A)		✓	✓
Turbidity analyser (Class A)		✓	✓
ClearAccess™ remote monitoring & control capablities		–	✓

MODEL SELECTION

ASBR ___ _ _ _ _ _ _ _

- **025** Capacity – 25 m³/day
- **035** Capacity – 35 m³/day
- **050** Capacity – 50 m³/day
- **070** Capacity – 70 m³/day
- **100** Capacity – 100 m³/day
- **C** Treatment to Class C
- **A** Treatment to Class A
- **X** Roofed bioreactor – without
- **R** Roofed bioreactor – included
- **X** Plant room air conditioner – without
- **A** Plant room air conditioner – included
- **X** Supernatant sump – without
- **S** Supernatant sump – included
- **X** Irrigation pump – without
- **I** Irrigation pump – included
- **X** Standard instrument package
- **P** Premium instrumentation package
- **X** Specifications – standard
- **C** Specifications – custom

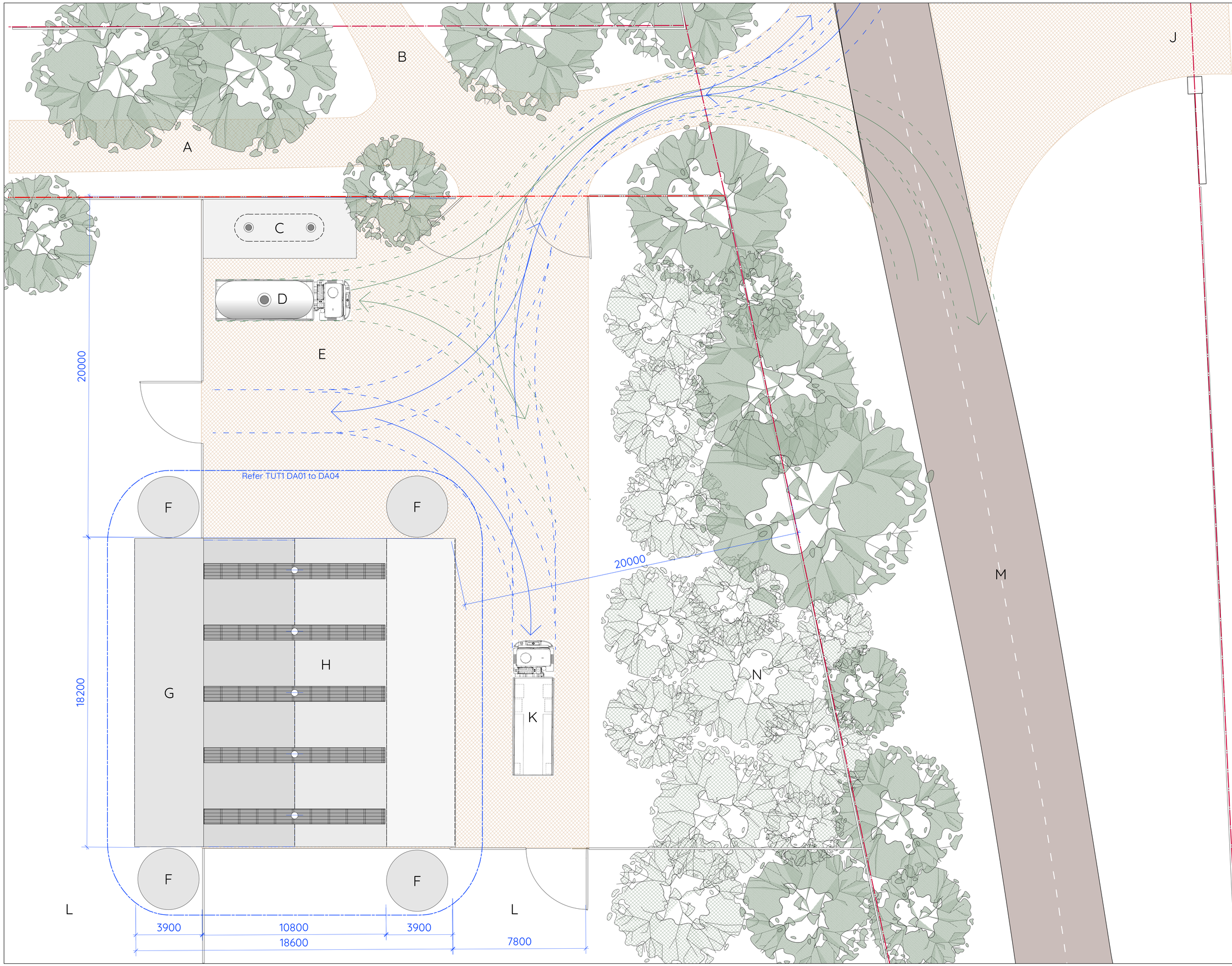
NEED A QUOTE?

COMPLETE THIS TABLE AND EMAIL TO...

sales@makwater.com.au



Disclaimer: MAK Water is continuously updating and improving its products and services, so please contact us for more detailed information or to confirm specifications. MAK Water takes no responsibility for any errors resulting from the use of information contained within this document .



TEMPUS

Utilities Yard

Site Plan

vA

Drawing

No.: TUT1 DA00
Date: 13 Oct 2020
Scale: 1:200 @ A3

Key

A. Mt Pleasant Road
B Entry to Piermont Homestead
C. Underground LPG Tank
D LPG Tank Loading Bay
E Compacted Gravel
F 20KL RW Tanks
G Horse Stalls
H Sewerage Plant Housing
J Dis-used Piermont Resort Entry
K Loading Bay
L Horse Paddocks
M Tasman Highway
N. Casuarina Screen Planting

Existing Trees

Proposed Casuarinas

Contacts:

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Tas Architect Reg'n Board No. 1134
Tas. Architecture License 33353612

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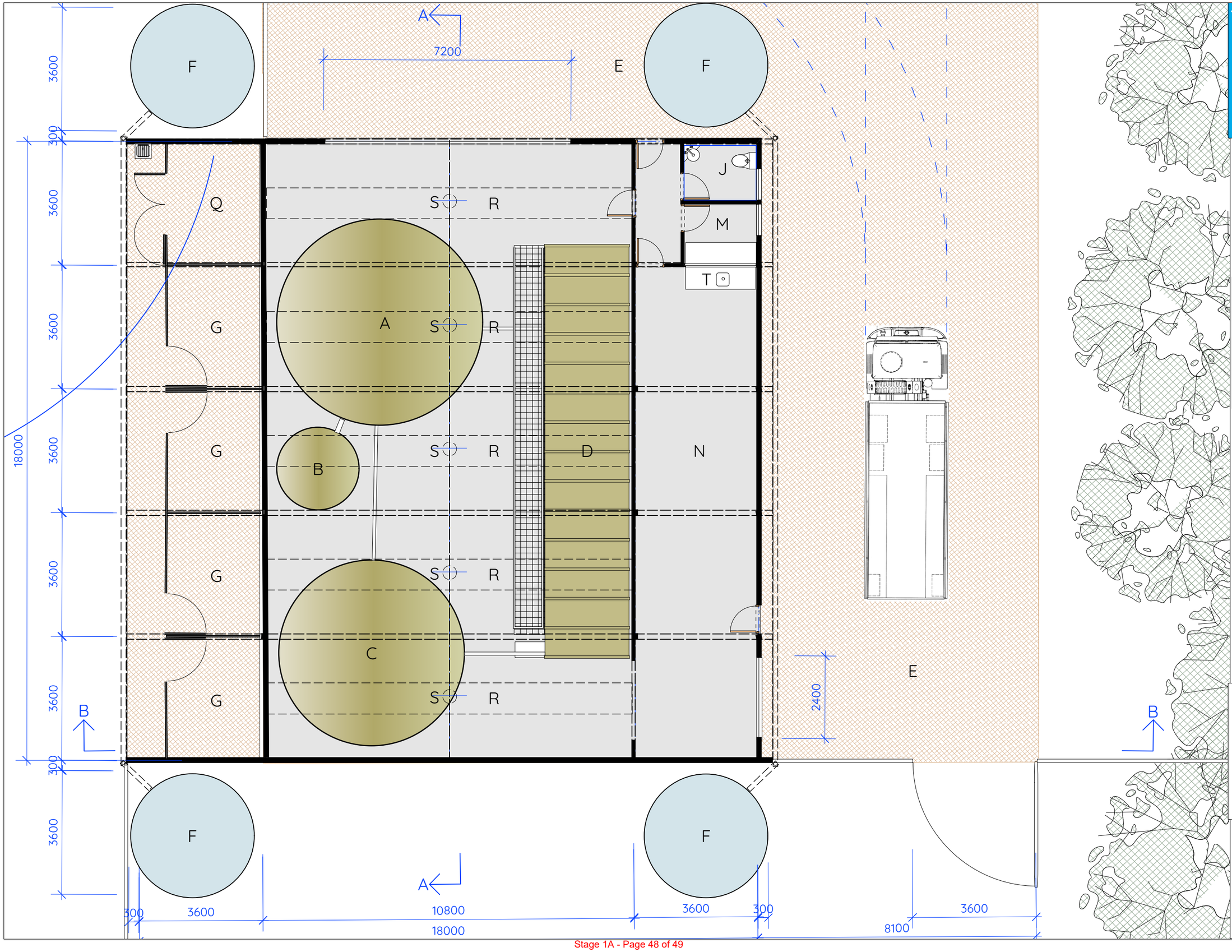

TEMPUS

Plant Shed

Plan

vA

Drawing

No.: TUT1 DA01
Date: 13 Oct 2020
Scale: 1:100 @ A3

Key

A. Balance Tank
B Sludge Tank
C. Treated Effluent Tank
D FRP Bioreactor
E Compacted Gravel
F 20KL RW Tanks
G Horse Stalls
H ASBR035 Bio Reactor Plant
J Disabled Access WC
K Loading Bay
L Horse Paddocks
M. Control Room
N. Buly Storage
P. Accessway to top of Bioreactor
Q. Tack Room & Feed Store
R. Skylights over
S. Roof Vents over
T. Kitchenette

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134
Tas. Architecture License 33353612

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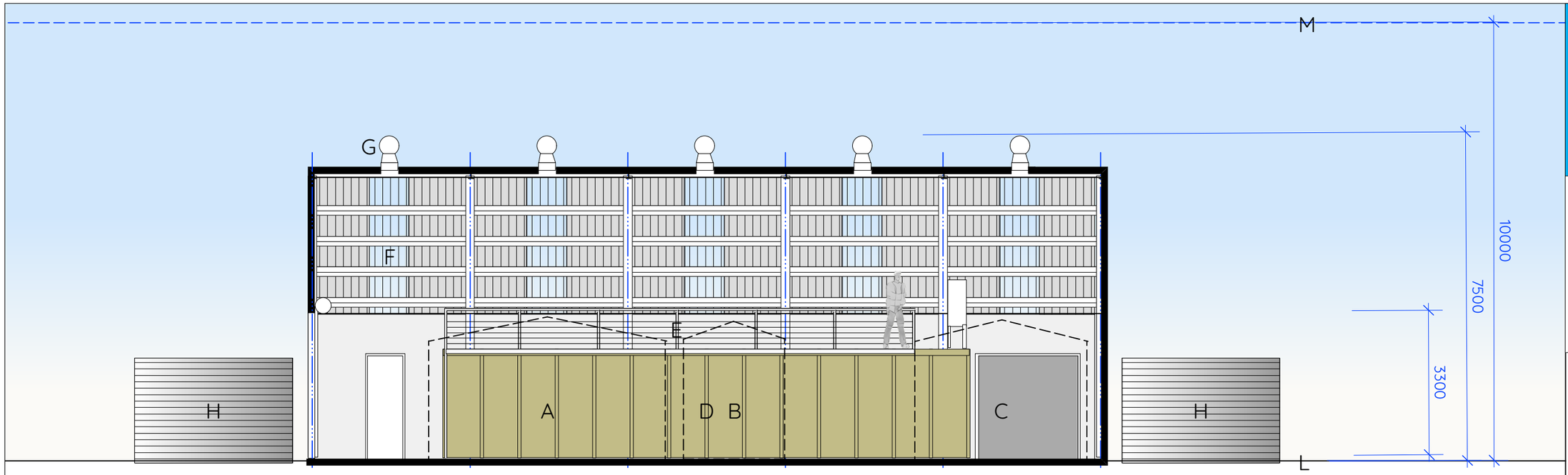
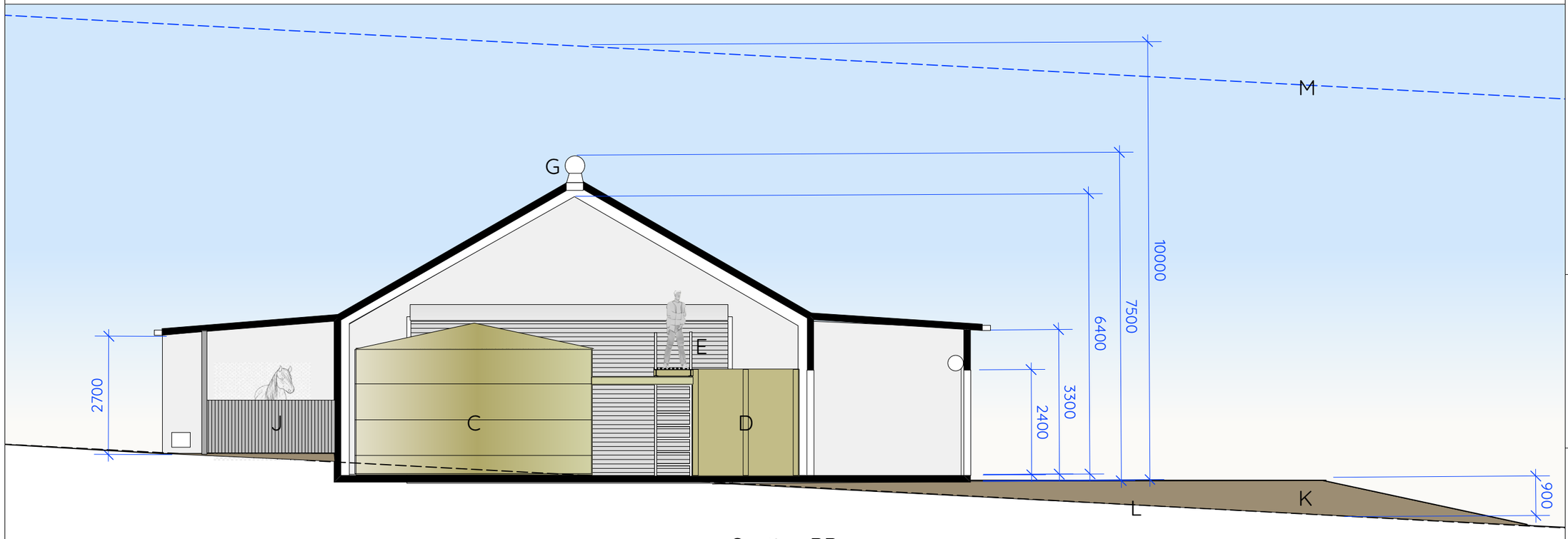


Section AA



Section BB

TEMPUS

Plant Shed

Sections

vA

Drawing

No.: TUT1 DA03
Date: 13 Oct 2020
Scale: 1:100 @ A3

Key

A. Balance Tank
B Sludge Tank
C. Treated Effluent Tank
D FRP Bioreactor
E. Accessway to top of Bioreactor
F. Skylights
G. Roof Vents
H. 20KL RW Tanks
J. Horse Stalls
K. Fill < 900mm
L. Existing Ground Level
M. 10m Height Envelope

Contacts:

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