



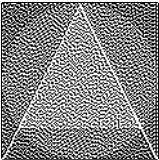
LOCATION PLAN

NEW AMBULANCE STATION

20 UNION STREET, LONGFORD

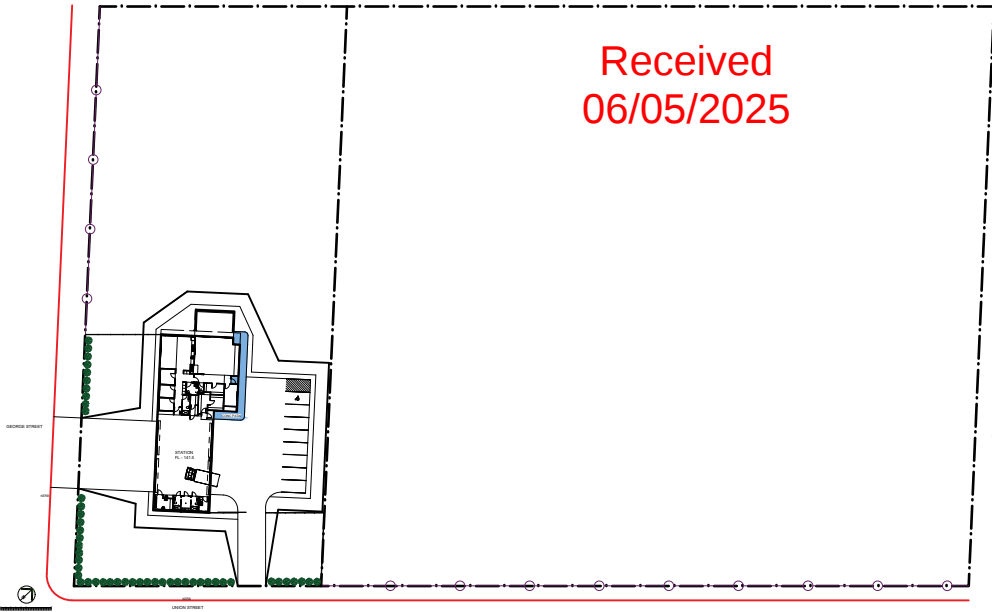
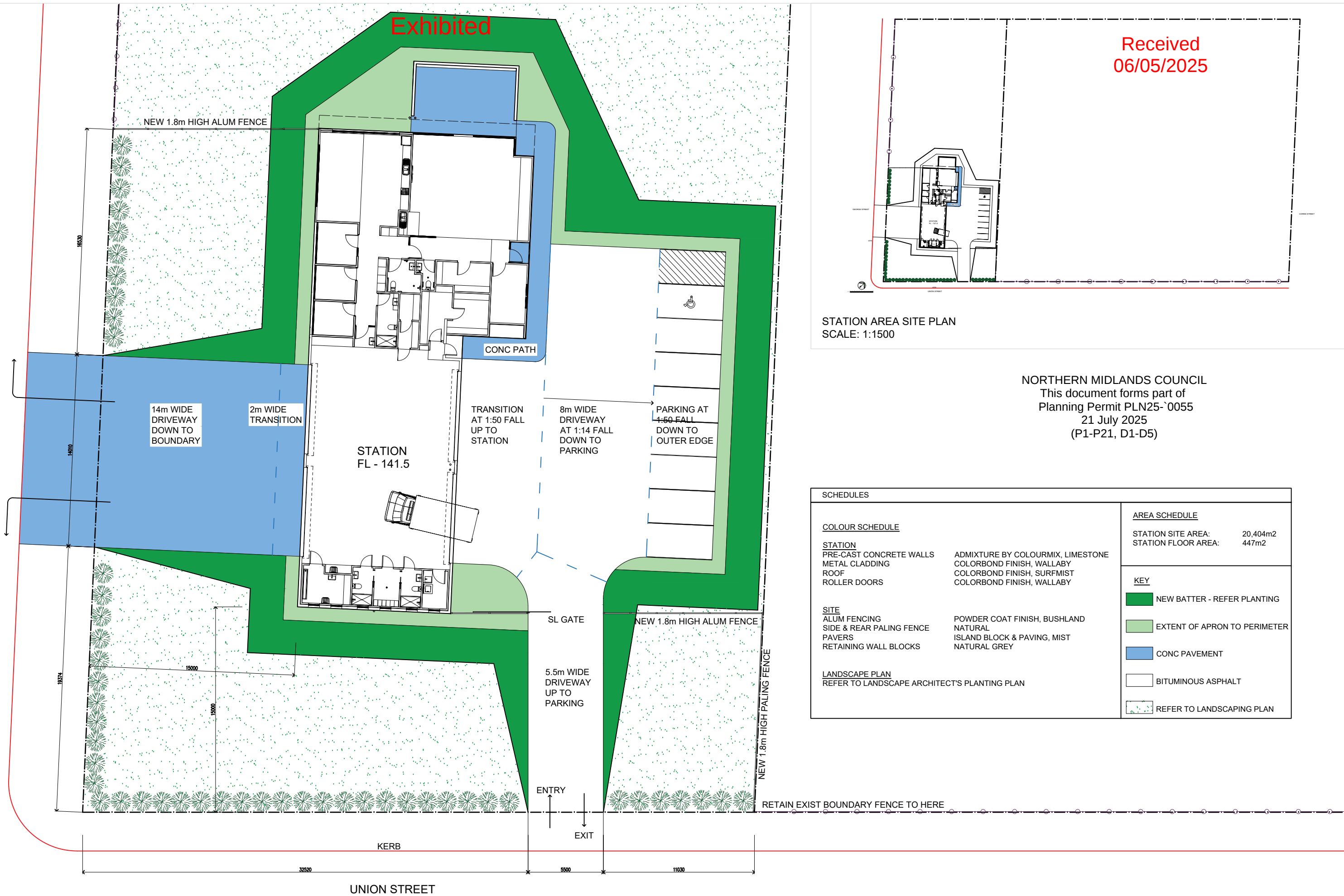
DEVELOPMENT APPLICATION

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Archadia Architecture
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ABN: 19 455 889 186

DRAWING NAME: COVER SHEET		PROJECT No:	DRAWING No:
		2021-07	DA-00
		DRAWN BY:	REV: A
DATE: 11-4-25	ISSUE: DEVELOPMENT APPLICATION	CHECKED BY: JP	SCALE :

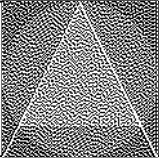


STATION AREA SITE PLAN
SCALE: 1:1500

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit PLN25-0055
21 July 2025
(P1-P21, D1-D5)

SCHEDULES		AREA SCHEDULE	
<u>COLOUR SCHEDULE</u>		STATION SITE AREA:	20,404m ²
<u>STATION</u>		STATION FLOOR AREA:	447m ²
PRE-CAST CONCRETE WALLS	ADMIXTURE BY COLOURMIX, LIMESTONE	<u>KEY</u>	
METAL CLADDING	COLORBOND FINISH, WALLABY		
ROOF	COLORBOND FINISH, SURFMIST		
ROLLER DOORS	COLORBOND FINISH, WALLABY		
<u>SITE</u>		 NEW BATTER - REFER PLANTING	
ALUM FENCING	POWDER COAT FINISH, BUSHLAND		
SIDE & REAR PALING FENCE	NATURAL		
PAVERS	ISLAND BLOCK & PAVING, MIST	 EXTENT OF APRON TO PERIMETER	
RETAINING WALL BLOCKS	NATURAL GREY	 CONC PAVEMENT	
<u>LANDSCAPE PLAN</u>		 BITUMINOUS ASPHALT	
REFER TO LANDSCAPE ARCHITECT'S PLANTING PLAN		 REFER TO LANDSCAPING PLAN	

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PROJECT: NEW AMBULANCE STATION

ADDRESS: CRNR UNION & GEORGE STREETS, LONGFORD
CLIENT: THE CROWN - DEPARTMENT OF HEALTH

DRAWING:
SITE PLAN

DATE: 11-4-25

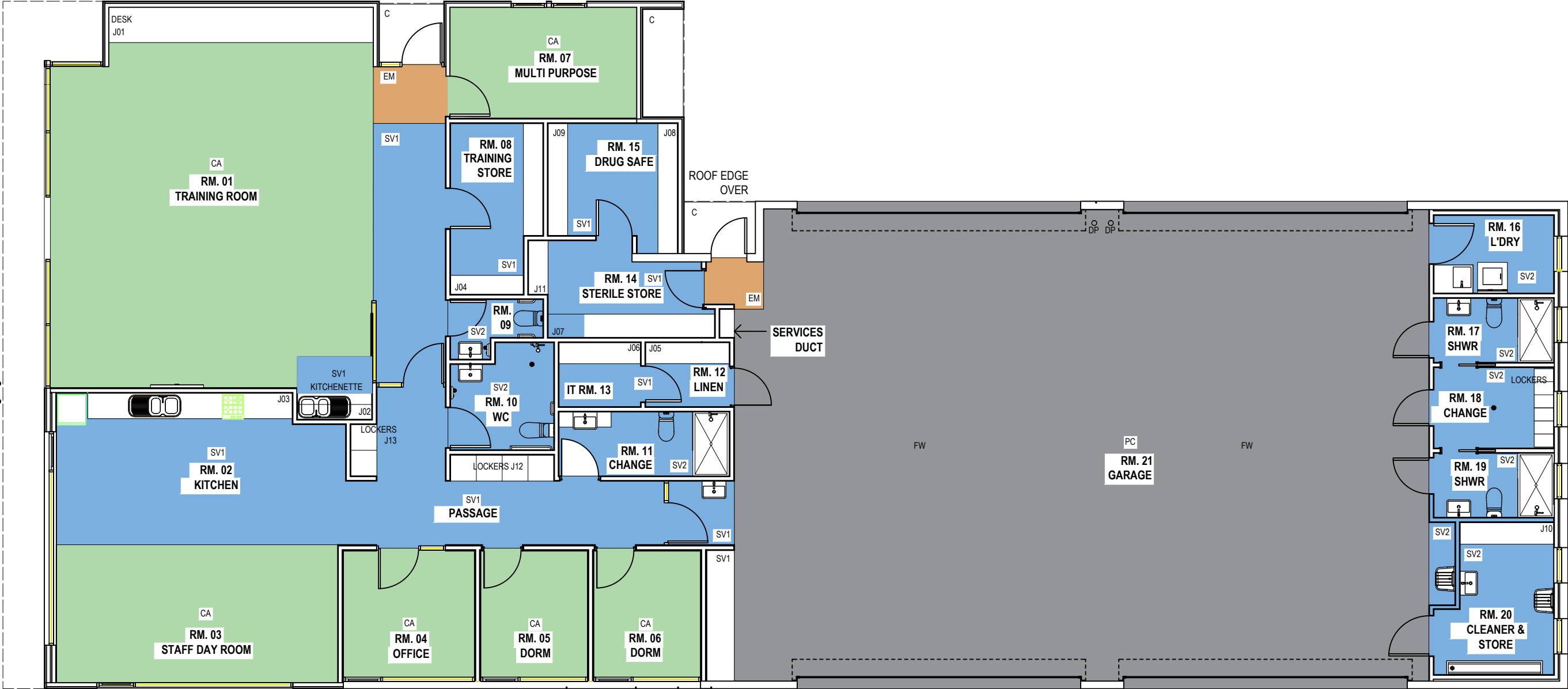
ISSUE: DEVELOPMENT APPLICATION

PROJECT No: 2021-07
DRAWING No: DA-01

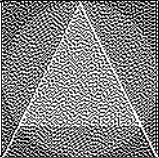
DRAWN BY: REV: A:

CHECKED BY: JP

SCALE :1:250, 1500



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PROJECT: NEW AMBULANCE STATION

ADDRESS: CRNR UNION & GEORGE STREETS, LONGFORD
CLIENT: THE CROWN - DEPARTMENT OF HEALTH

DRAWING:
STATION - FLOOR PLAN

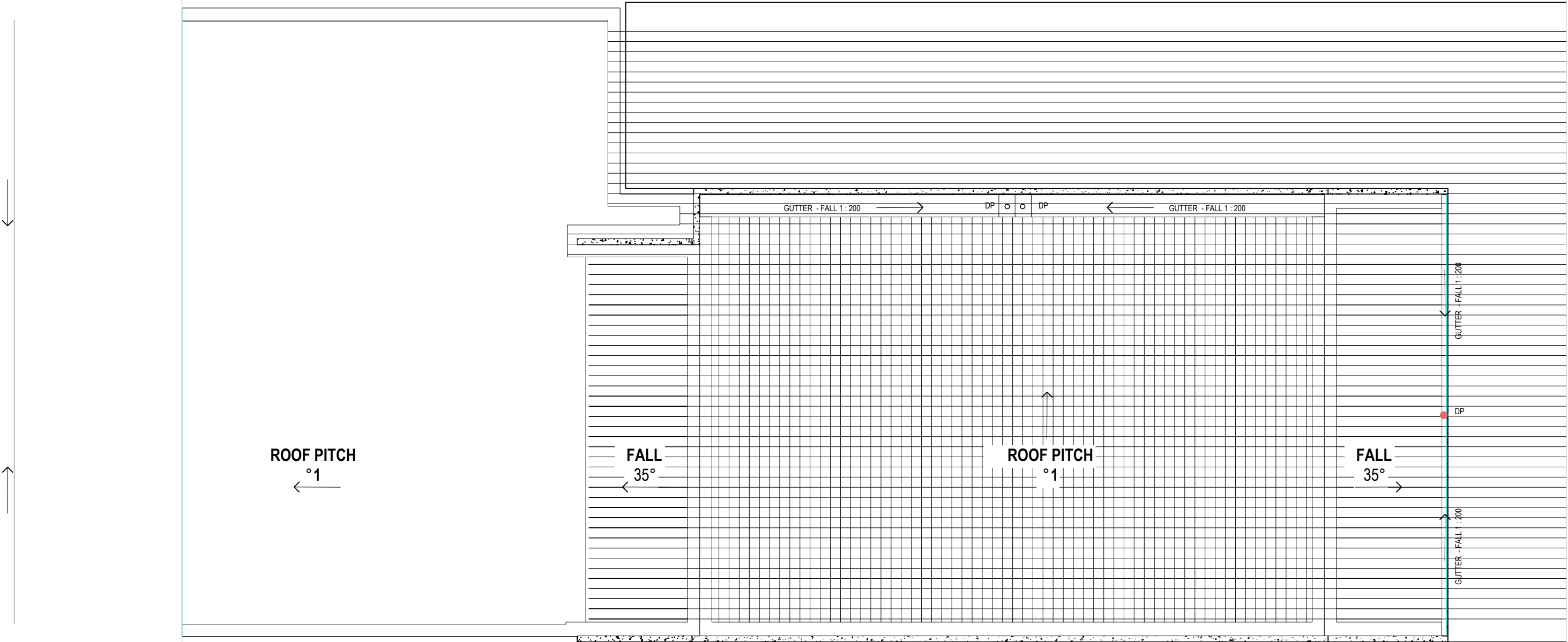
DATE: 11-4-25 ISSUE: DEVELOPMENT APPLICATION

PROJECT No: 2021-07 DRAWING No: DA.02

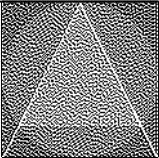
DRAWN BY: REV:
CHECKED BY: JP SCALE :1:100

Exhibited

Received
06/05/2025



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PROJECT: NEW AMBULANCE STATION

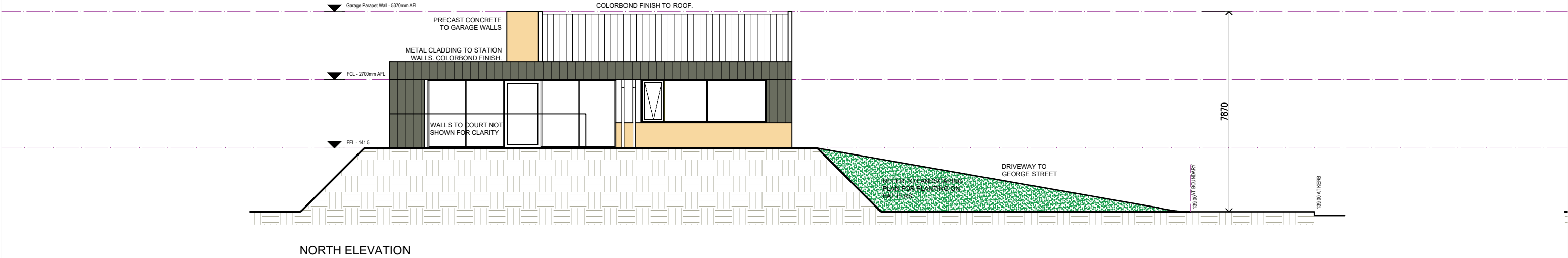
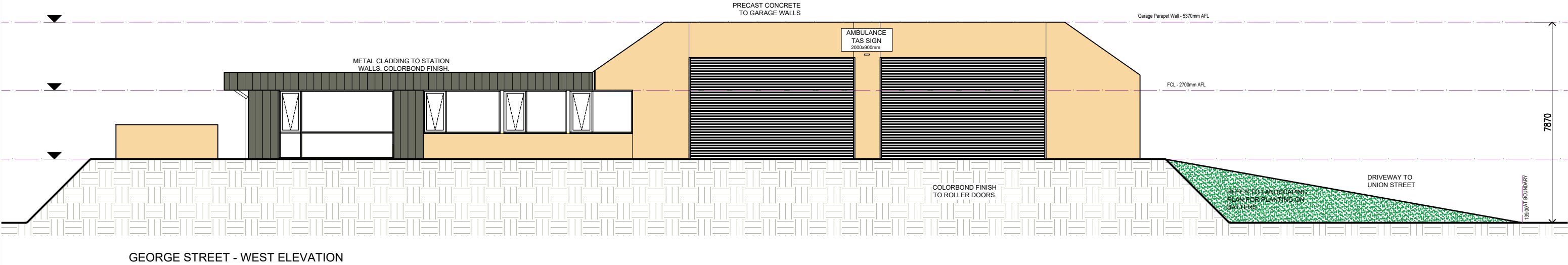
ADDRESS: CRNR UNION & GEORGE STREETS, LONGFORD
CLIENT: THE CROWN - DEPARTMENT OF HEALTH

DRAWING:
STATION - ROOF PLAN

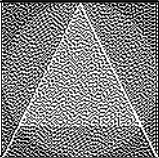
DATE: 11-4-25 ISSUE: DEVELOPMENT APPLICATION

PROJECT No: 2021-07 DRAWING No: DA.03

DRAWN BY: CHECKED BY: JP REV: SCALE :1:100



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ADDRESS: CRNR UNION & GEORGE STREETS, LONGFORD
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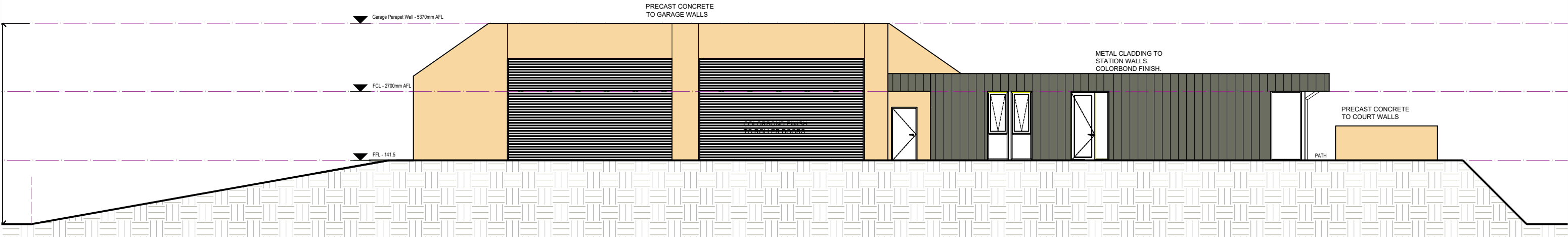
DRAWING:
STATION - ELEVATIONS 1

DATE: 11-4-25 ISSUE: DEVELOPMENT APPLICATION

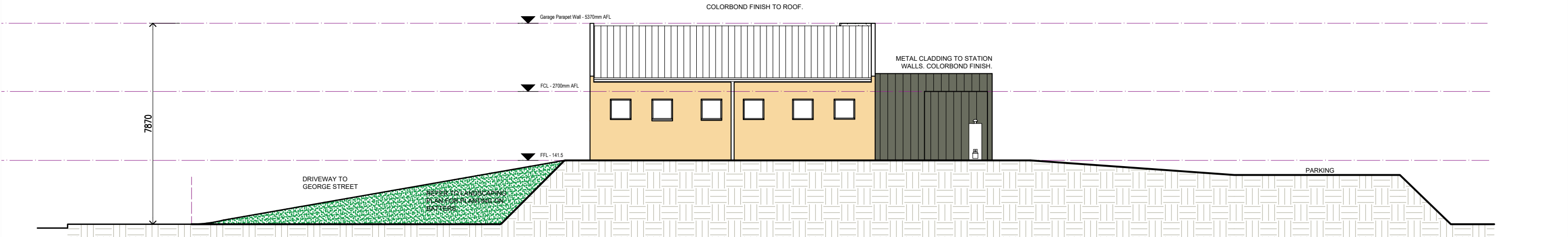
PROJECT No: 2021-07 DRAWING No: DA.04

DRAWN BY: REV: A

CHECKED BY: JP SCALE :1:150

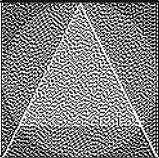


EAST ELEVATION



UNION STREET - SOUTH ELEVATION

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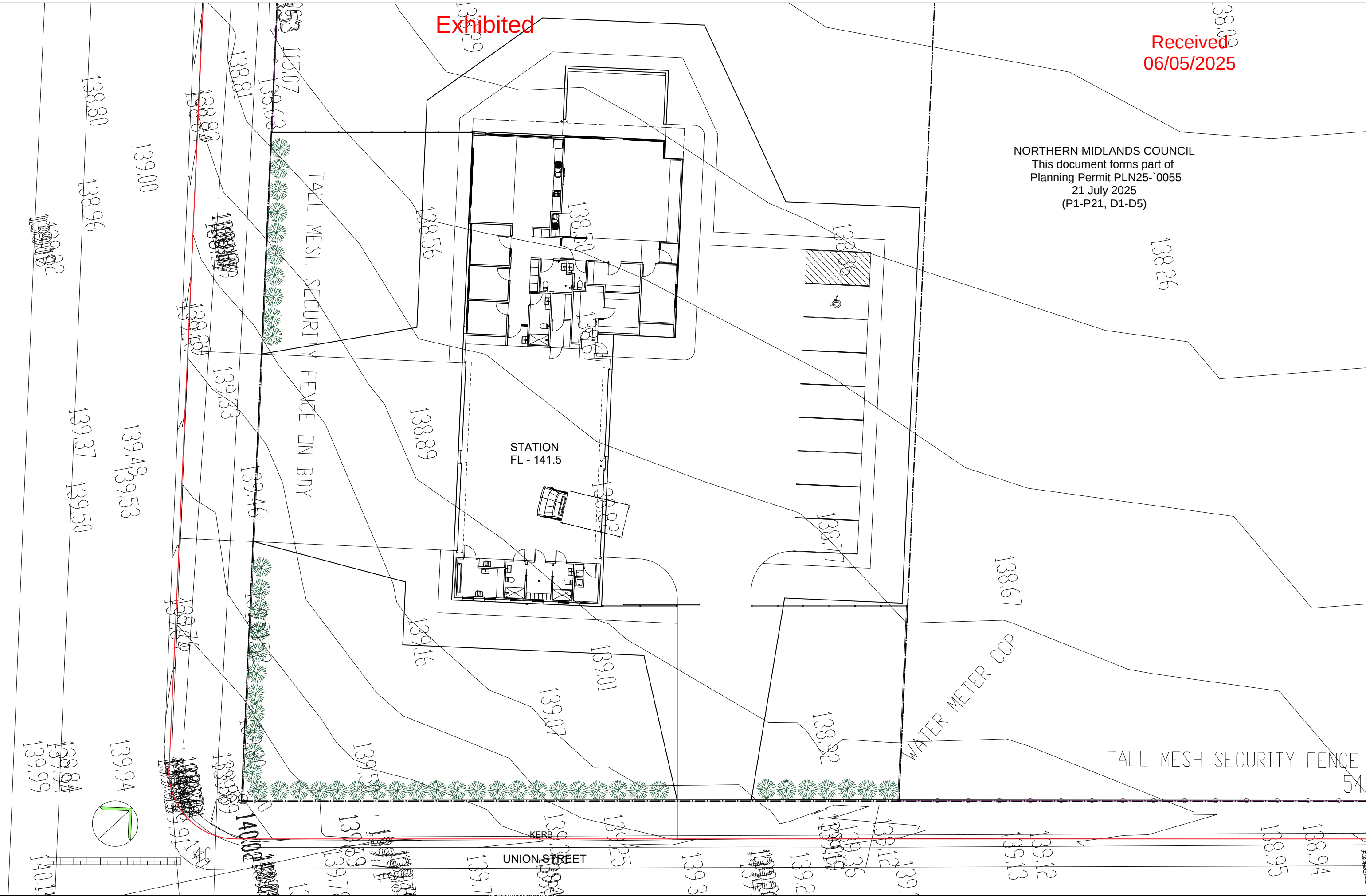
DRAWING:
STATION - ELEVATIONS 2

DATE: 11-4-25 ISSUE: DEVELOPMENT APPLICATION

PROJECT No: 2021-07 DRAWING No: DA.05

DRAWN BY: REV:

CHECKED BY: JP SCALE :1:150

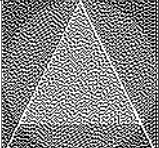


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Received
06/05/2025

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PROJECT: NEW AMBULANCE STATION

ADDRESS: CRNR UNION & GEORGE STREETS, LONGFORD
CLIENT: THE CROWN - DEPARTMENT OF HEALTH

DRAWING:
SITE SURVEY OVERLAY

DATE: 11-4-25 ISSUE: DEVELOPMENT APPLICATION

PROJECT No: 2021-07 DRAWING No: DA-06

DRAWN BY: CHECKED BY: JP
REV: A: SCALE :1:250

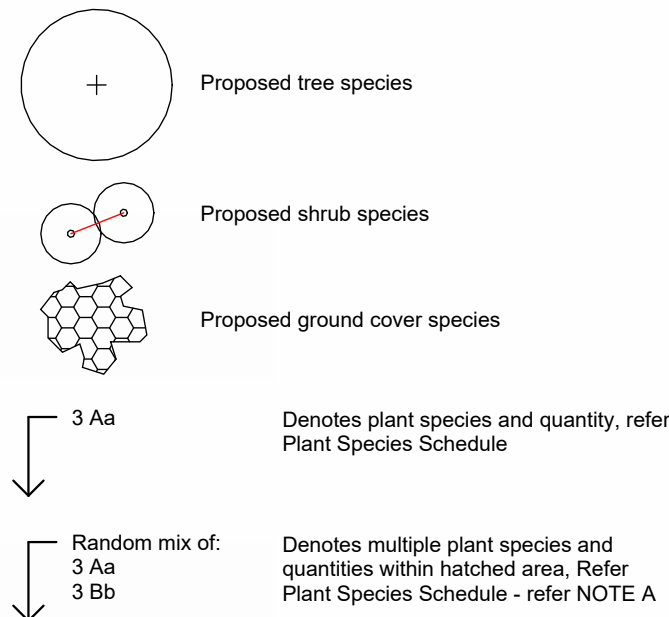
PLANT SCHEDULE

ABB.	BOTANICAL NAME	COMMON NAME	POT SIZE	QTY.
Lst	<i>Liquidamber styraciflua</i>	Liquidamber	45L	11
TREES				
Cal	<i>Correa alba</i>	White Correa	140mm pot	20
Lbr	<i>Leucophyta brownii</i>	Cushion Bush	140mm pot	30
Wfr	<i>Westringia fruticosa</i>	Coastal Rosemary	140mm pot	85
SHRUBS / FEATURES				
Ckf	<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	tubestock	71
Ccn	<i>Convolvulus cheorum</i>	Silver Bush	140mm pot	93
Cgl	<i>Craspedia globosa</i>	Billy Buttons	tubestock	77
Dmo	<i>Diplarena moreaa</i>	Native Flag Iris	tubestock	160
Llo	<i>Lomandra longifolia</i>	Mat Rush	tubestock	89
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	tubestock	177
Ppo	<i>Poa poliformis</i>	Coastal Tussock Grass	tubestock	123
GRASSES / GROUNDCOVERS				

Received
06/05/2025

PLANTING KEY

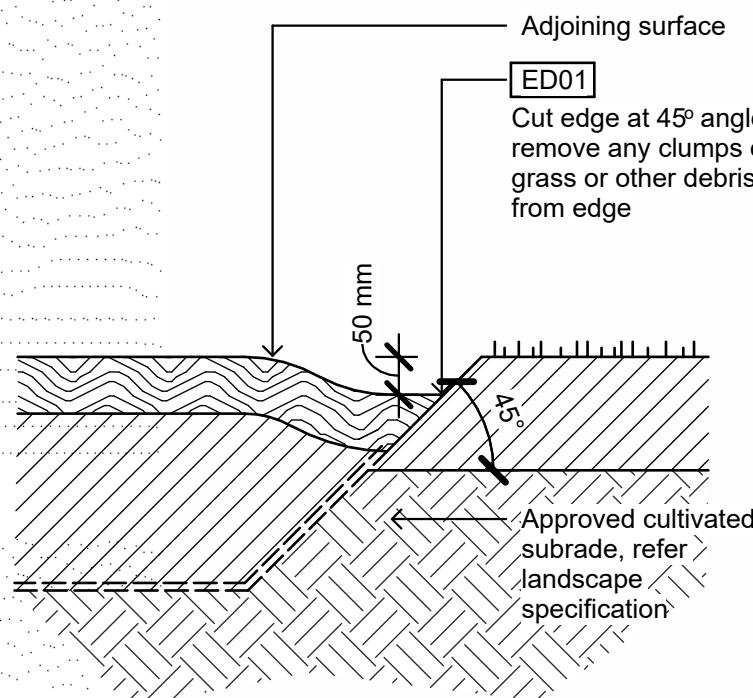
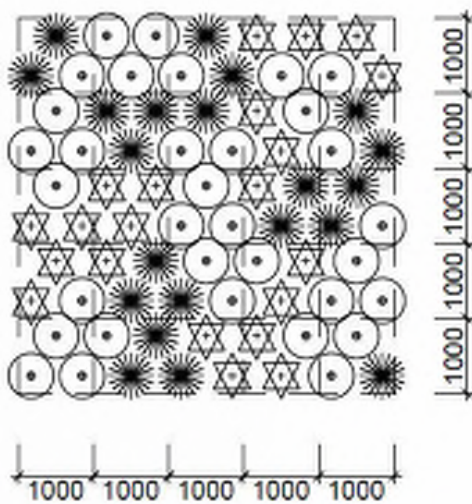
REFER TO PLANTING SCHEDULE (L001) FOR PLANT SPECIES INFORMATION AND QUANTITIES



NOTE A:

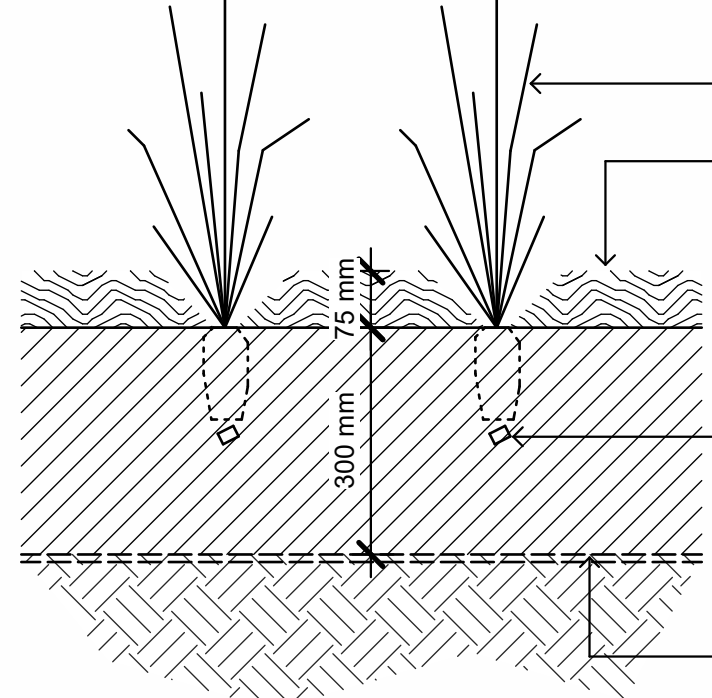
Space plants evenly throughout the designated hatched area and offset so there are no visible rows. Where more than one species is noted within a hatched area distribute the primary species(s) evenly throughout the hatched area allowing for smaller random clumpings of the secondary species(s).

Example:



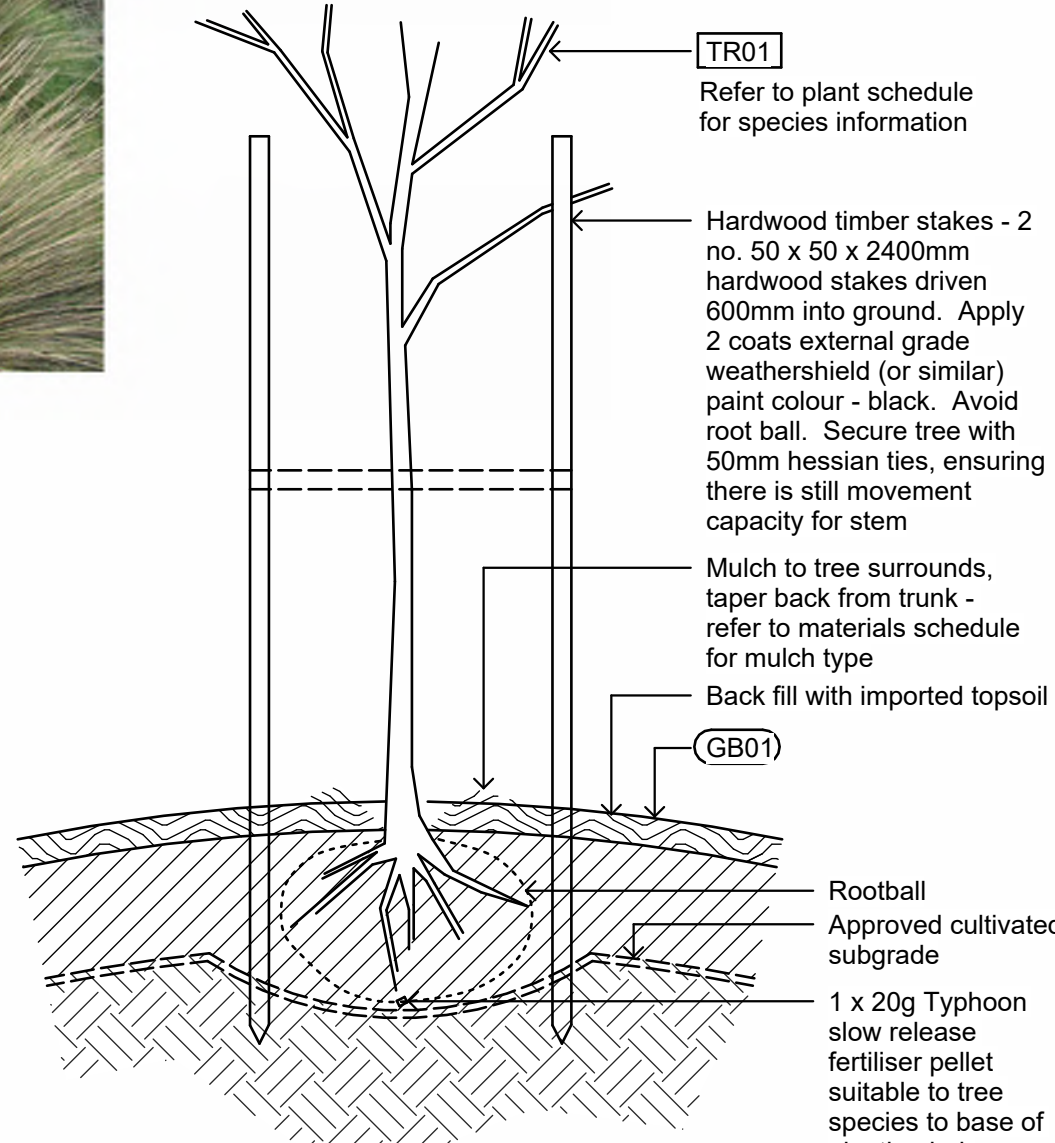
01 ED01: Spade Edge Typical Detail

Scale 1:10@A1



02 GB01: Garden Bed Typical Detail

Scale 1:10@A1



03 TR01: Advanced Tree Typical Detail

Scale 1:20@A1

GENERAL NOTES

Coordination
These drawings are to be read in conjunction with Architect's and Engineer's documentation and specifications.

Notify the superintendent immediately of any discrepancies between landscape documentation package and architect's documentation, or existing site conditions.

Services
Locations of any site services are not known; contractor to conduct Dial Before You Dig enquiry and full review of architect's documentation prior to the commencement of works.

Locate and mark all existing services prior to construction. Repair any existing services damaged during construction at contractor's expense.

Levels and drainage
Ensure positive drainage to all surfaces and subgrades to pits and agricultural drains, if applicable. Contractor is to notify the Superintendent immediately of any levels or drainage conflict between architect's documentation, landscape documentation and existing site conditions.

Soft landscaping
All soft landscape works to be carried out by a qualified landscape contractor.

Garden bed preparation
Remove everything on or above site surface including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.

Excavate planting beds to allow for soil depths per garden bed types as documented. Shape the base of garden beds to fall to subsoil drains. Break up subsoil layer when dry to a further depth of 75mm and cultivate to an even loose loam.

Weed eradication by manual removal only - no herbicide use permitted.

Subsoil
Rip parallel to the final contours. Do not rip when the subsoil is wet or plastic. Do not rip within the dripline of trees to be retained.

Cultivate to a minimum depth of 100mm. Do not disturb services or tree roots - if required, cultivate these by hand. Cultivate manually within 300mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivate.

Subsoil additives
Apply additives after ripping and incorporate into the upper 75mm layer of the subsoil.

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

Topsoil
"Topsoil" refers to screened salvaged site topsoil, imported topsoil or a combination of the two. With the exception of seeded grass areas, preference is for use of salvaged site topsoils where existing site topsoils are of acceptable quality. Where there is insufficient site topsoil to complete the works, imported topsoils are to be used in addition to salvaged site soils. Imported topsoils are to be fully incorporated with salvaged site soils.

Imported topsoil to AS 4454, potting mixes to AS 3743, composts, soil conditioners and mulches to AS 4454.

Areas for use of site topsoil: garden bed areas.

Areas for use of imported topsoil: seeded grass areas.

Confirm stockpile locations with client prior to construction.

Spread topsoil on prepared subsoil and grade evenly, making allowances for finished levels after light compaction. Topsoil to 300mm depth in garden beds, 150mm in grassed areas. Dispose of surplus topsoil off-site.

Seeded grass
"Sun and Shade" seed mix. Spread evenly over 150mm sandy loam, smooth even surface. Establish to consistent sward. Allow to top dress over seed and manage weeds until established.

New trees
Proposed tree specimens to be inspected by landscape architect prior to delivery to site.

Plant species
Supply trees with the following properties:

- Free from injury
- Self-supporting, with calliper at any given point on the stem greater than the calliper at any higher point on the stem
- Health: foliage size, texture and colour at time of delivery consistent with that of healthy specimens for the nominated species
- Vigour: extension growth consistent with that exhibited in vigorous specimens of the nominated species
- Damage: free from damage and from restricted habit due to growth in nursery rows
- Stress: free from stress resulting from inadequate watering, excessive shade or excessive sunlight experienced at any time during their development
- Site environment: grown and hardened off to suit anticipated site conditions at the time of delivery
- Root development: grown in their final containers for the following periods:
 - plants <25L size: more than 6 weeks
 - plants >25L size: more than 12 weeks
- Pests and disease: free from attack by pests or disease

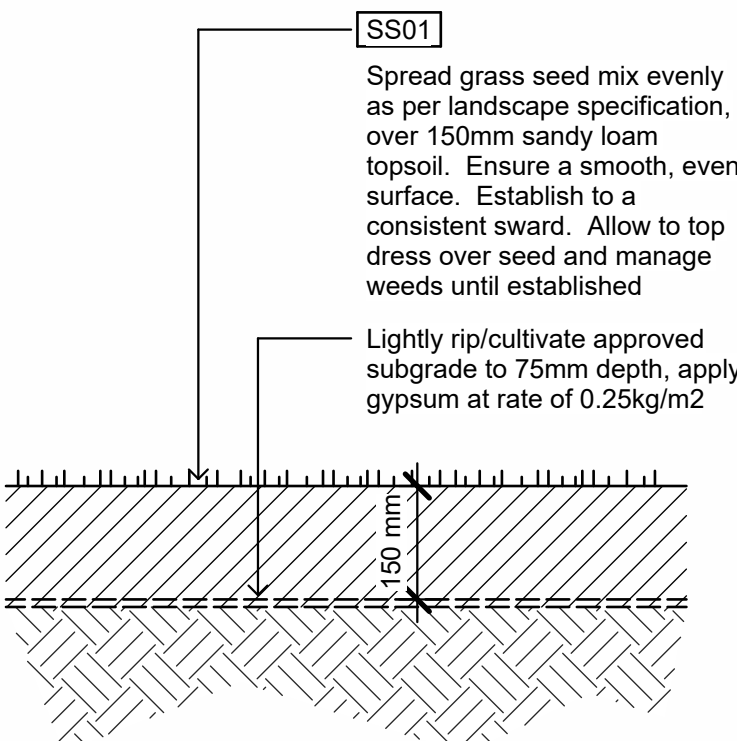
Root systems
Supply plant material with a root system that is:

- Well proportioned in relation to the size of the plant material
- Conductive to successful transplantation
- Free of any indication of having been restricted or damaged
- Root ball proportionate and to be expected of the specified stock size

Do not provide root bound stock.
Do not provide stock grown less than 6 months in the specified stock size.
Notify superintendent prior to planting to allow for inspection of plant material prior to installation.

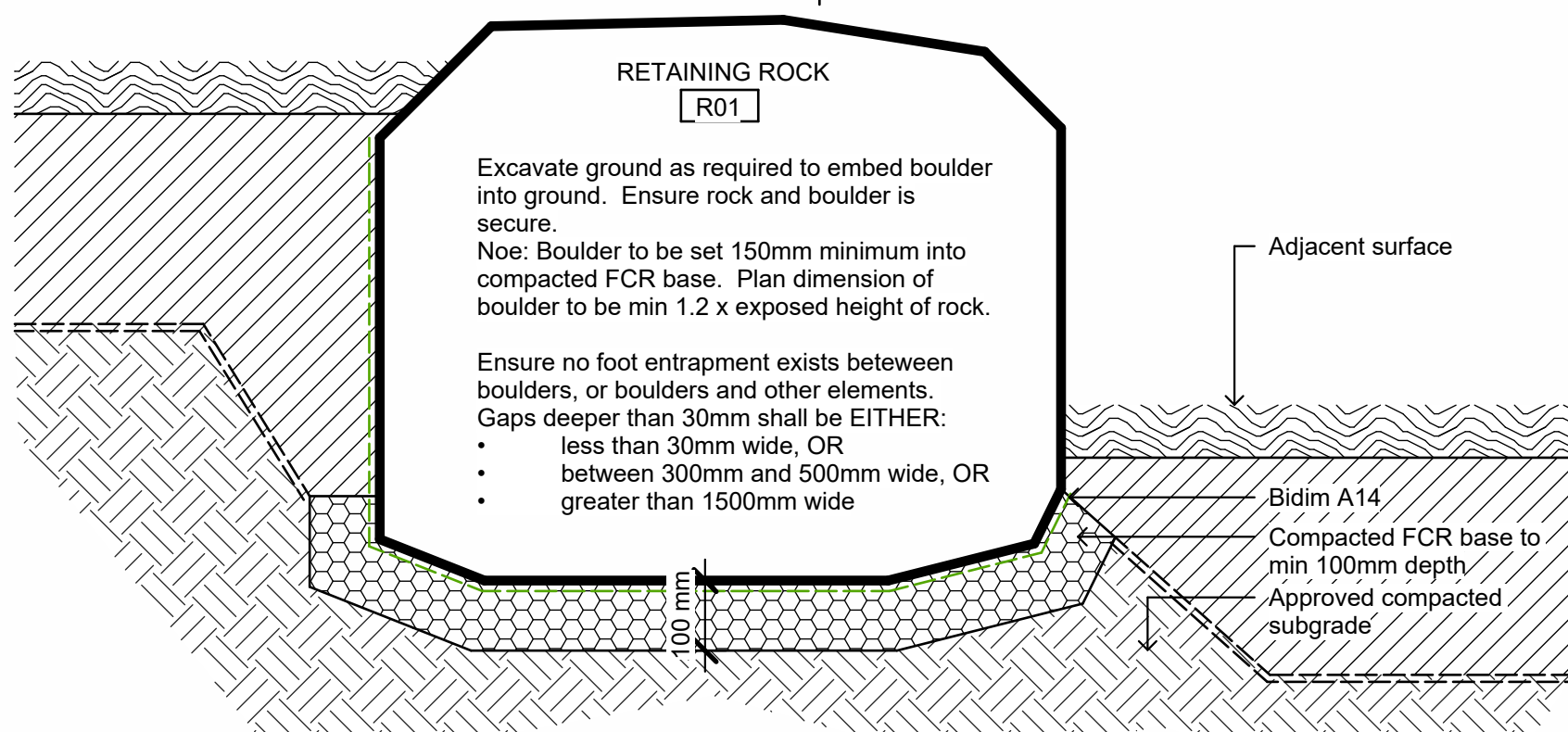
Defects period
26 week defect period for soft landscape items starting at practical completion.

Maintenance period
13 weeks maintenance period for all soft landscape works.



04 SS01: Seeded Grass Typical Detail

Scale 1:10@A1



05 R01: Rockwork Typical Detail

Scale 1:10@A1

ISSUE STATUS

Issue for Pricing	01-04-2025	PST
Issue for Pricing	05-05-2025	PST

DATE

01-04-2025
05-05-2025

REVIEWED

PST
PST

SHEET TITLE

Landscape Plan

CLIENT

Archadia Architecture

PROJECT NAME

Longford Ambulance Station

SITE ADDRESS

20 Union Street
Longford TAS 7301

PROJECT NO.

25-038

STAGE

DOC

DESIGNED

AK/MS

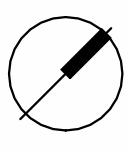
DRAWN

AK

SCALE

1:200@A1

DO NOT SCALE OFF DRAWINGS



PLAYSTREET LANDSCAPE ARCHITECTURE

92 ARGYLE STREET, NIPALUNA HOBART 7000
OFFICE: 0450 022 266
WWW.PLAYSTREET.COM.AU

P/ST.

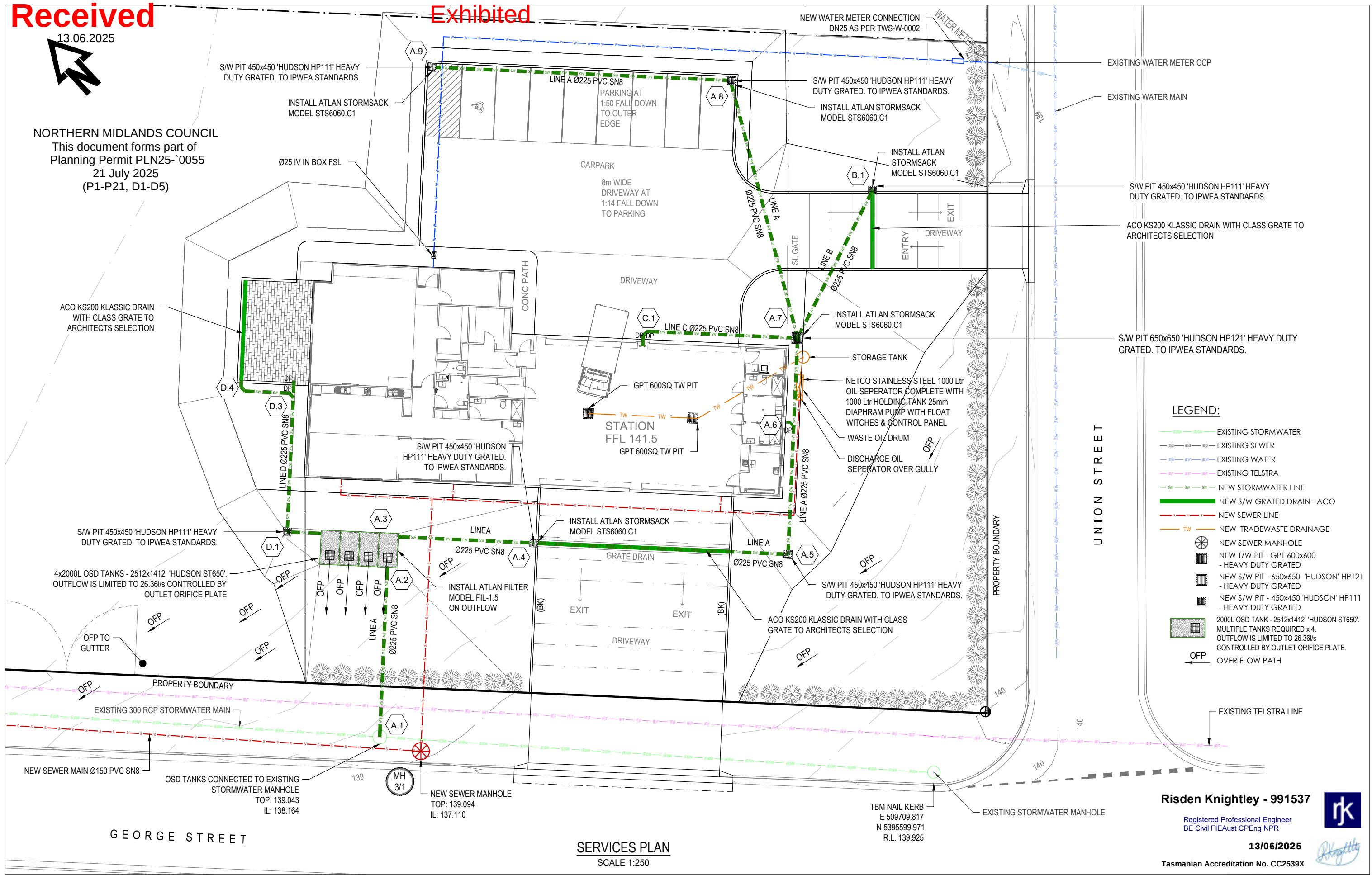
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13.06.2025



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21 July 2025
(P1-P21, D1-D5)

Exhibited



Risden Knightley - 991537

Registered Professional Engineer
BE Civil FIEAust CPEng NPR

13/06/2025

Tasmanian Accreditation No. CC2539X



Risden Knightley

Rev.	Amendment	Date
C	INCLUSION OF WSUD DETAILS AS PER REPORT	12.06.2025
B	ISSUED IN RESPONSE TO RFI. ISSUED FOR TENDER	22.05.2025
A	ISSUED FOR TENDER	05/05/2025



Designed: RJK
Drawn: ASW
Endorsed: RJK
Accreditation: CC2539X

Client: AMBULANCE TASMANIA
Project: 20 UNION STREET, LONGFORD
PROPOSED STATION

Drawing title: CIVIL SERVICES SERVICES PLAN
Scale: 1:250

Original size: A3

Date:	Status:	
21.03.2025	TENDER ISSUE	
Drawing No:	Sheet:	Revision:
24/25TAS082	C05	C



NORTHERN MIDLANDS COUNCIL
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(P1-P21, D1-D5)

Exhibited

Risden Knightley - 991537
Registered Professional Engineer
BE Civil FIEAust CPEng NPR
13/06/2025
Tasmanian Accreditation No. CC2539X



UNION STREET

GEORGE STREET

GEORGE STREET

HATCH LEGEND

- FREESTANDING WALL TO ARCHITECT& STRUCTURAL DETAIL
- LIGHT DUTY CONCRETE FOOTPATH TO DETAIL
- CONCRETE APRON AND DRIVEWAY TO IPWEA STD DRG TSD-R09-v3
- HEAVY DUTY CONCRETE PAVEMENT TO DETAIL
- LANDSCAPING / GRASS - REFER ARCHITECT FOR DETAILS
- EMBANKMENT - BERM TO EXISTING GROUND
- BUILDING SLAB, REFER STRUCTURAL DRAWINGS
- NEW BARRIER KERBS AND CROSSOVER TO IPWEA STD DRG TSD-R14-v3 & TSD-R16-v3
- ACO GRATE DRAIN - KS100 & KS200 REFER SCHEDULE FOR TYPE & CLASS

Received
13.06.2025

PAVEMENT PLAN
SCALE 1:250

Designed: RJK
Drawn: ASW
Endorsed: RJK
Accreditation: CC2539X

Client: AMBULANCE TASMANIA
Project: 20 UNION STREET, LONGFORD
PROPOSED STATION

Drawing title:
CIVIL SERVICES
PAVEMENT PLAN

Scale: 1:250

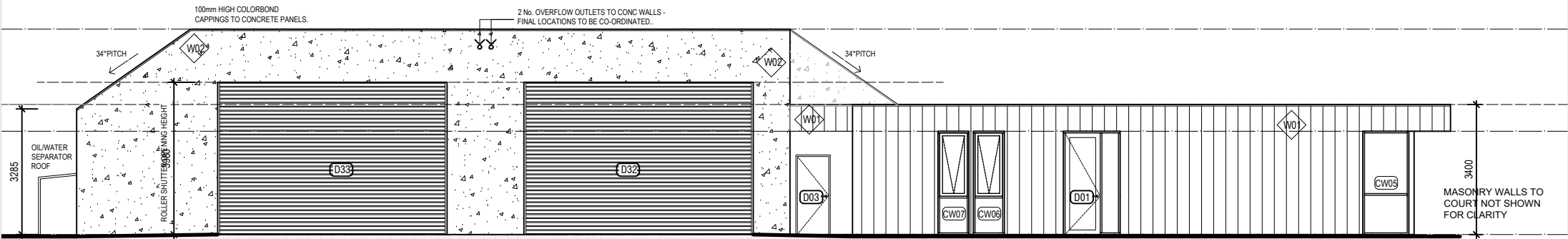
Original size: A3

Date: 21.03.2025
Status: TENDER ISSUE

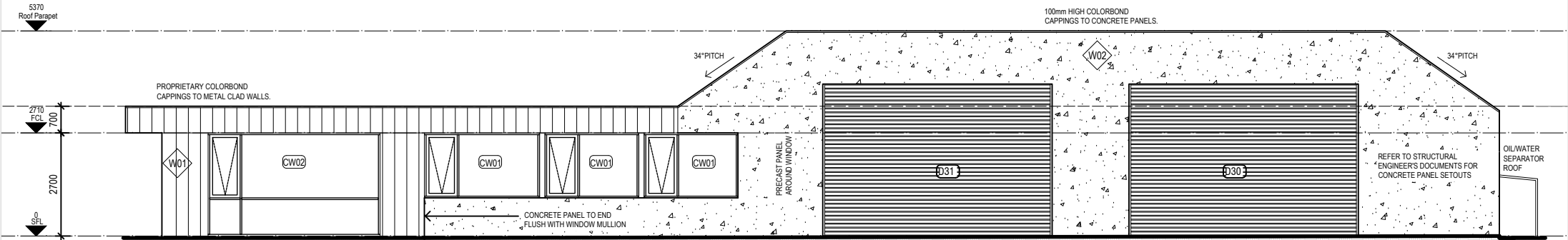
Drawing No: 24/25TAS082
Sheet: C06
Revision: C

Rev.	Amendment	Date
C	INCLUSION OF WSUD DETAILS AS PER REPORT	12.06.2025
B	ISSUED IN RESPONSE TO RFI. ISSUED FOR TENDER	22.05.2025
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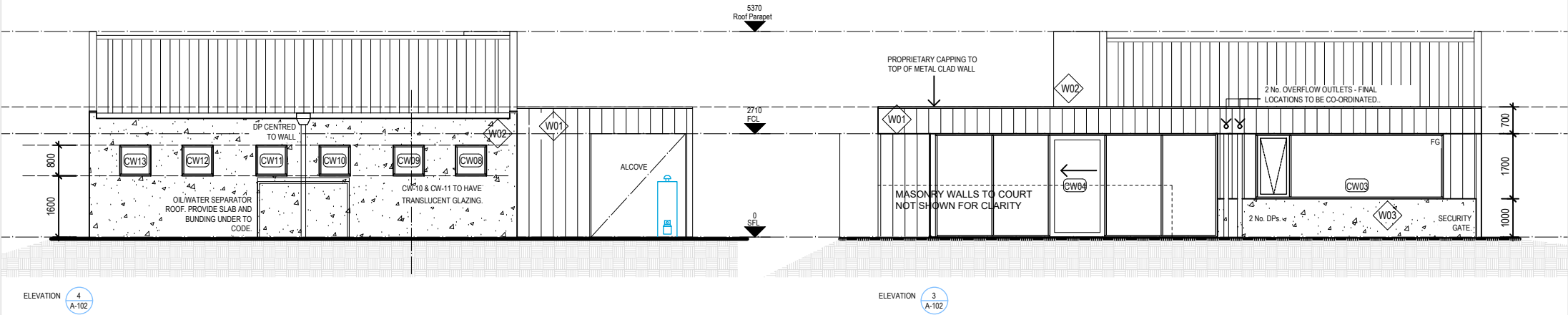


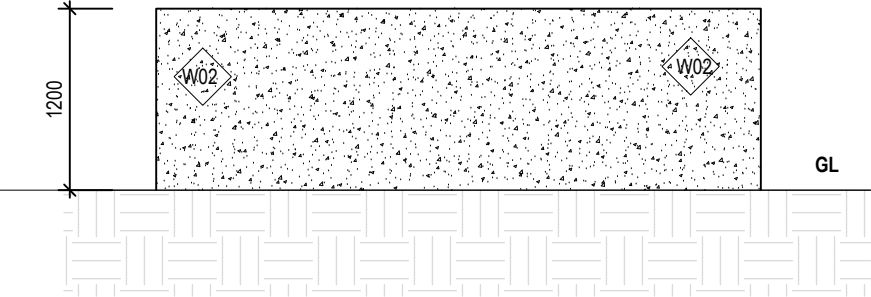
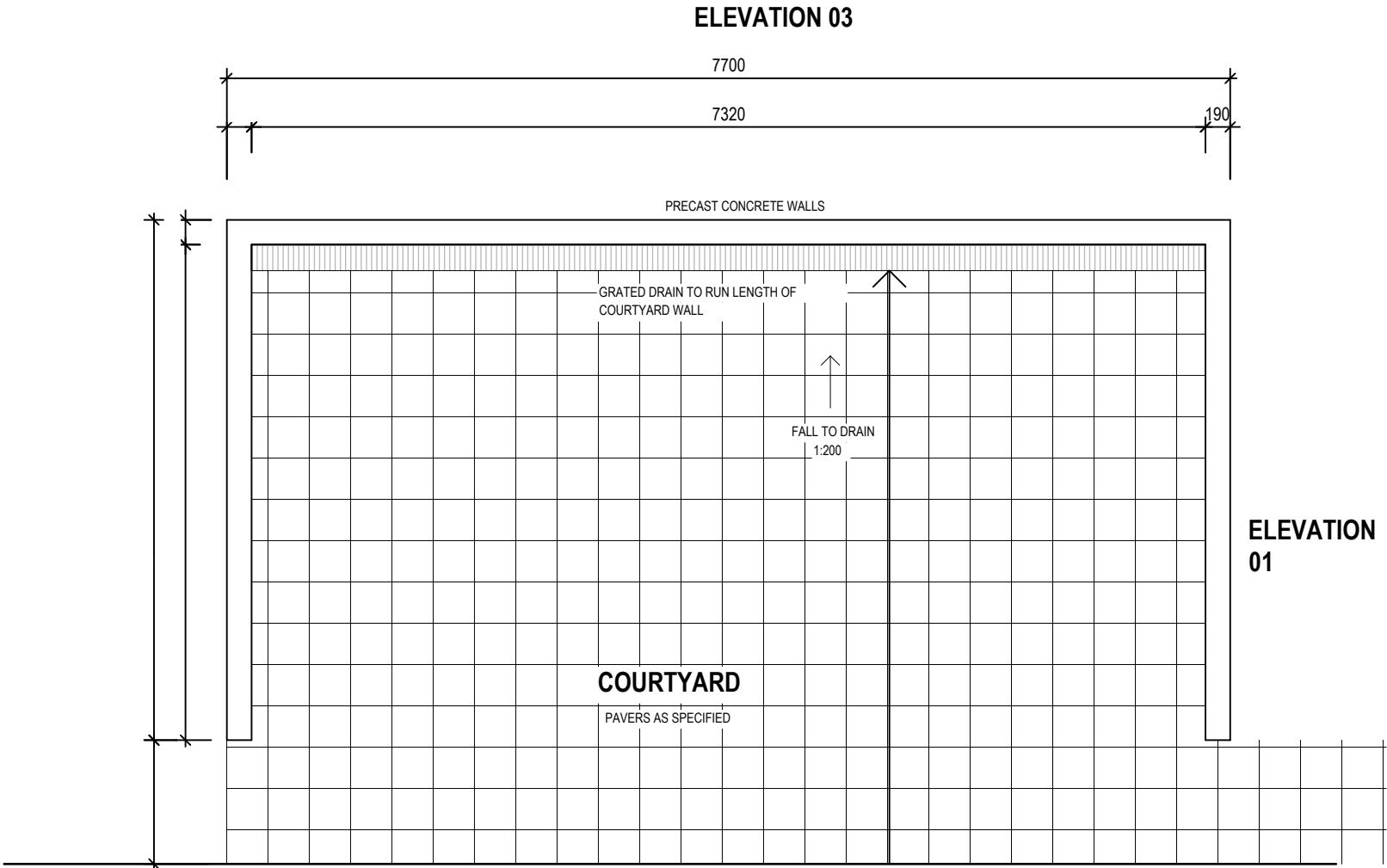


ELEVATION 1
A-102

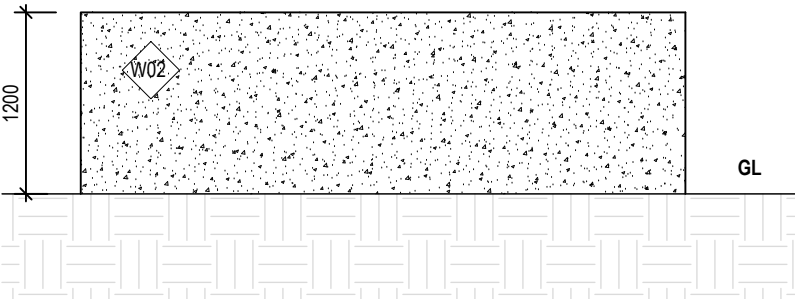


ELEVATION 2
A-102

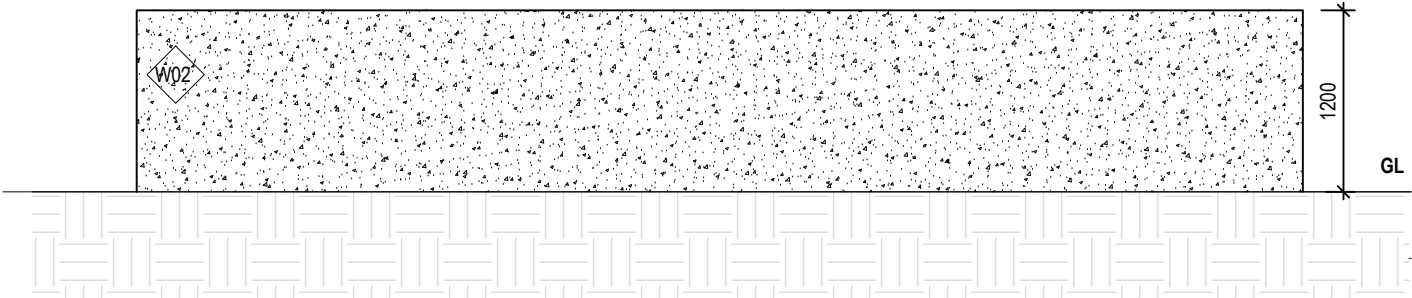




01 - PRECAST CONCRETE ELEVATION



02 - PRECAST CONCRETE ELEVATION



03 - PRECAST CONCRETE ELEVATION

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**PROJECT: LONGFORD AMBULANCE STATION
DOH CONTRACT No IS-775**

ADDRESS: 20 UNION STREET, LONGFORD
CLIENT: DEPARTMENT OF HEALTH & AMBULANCE TAS

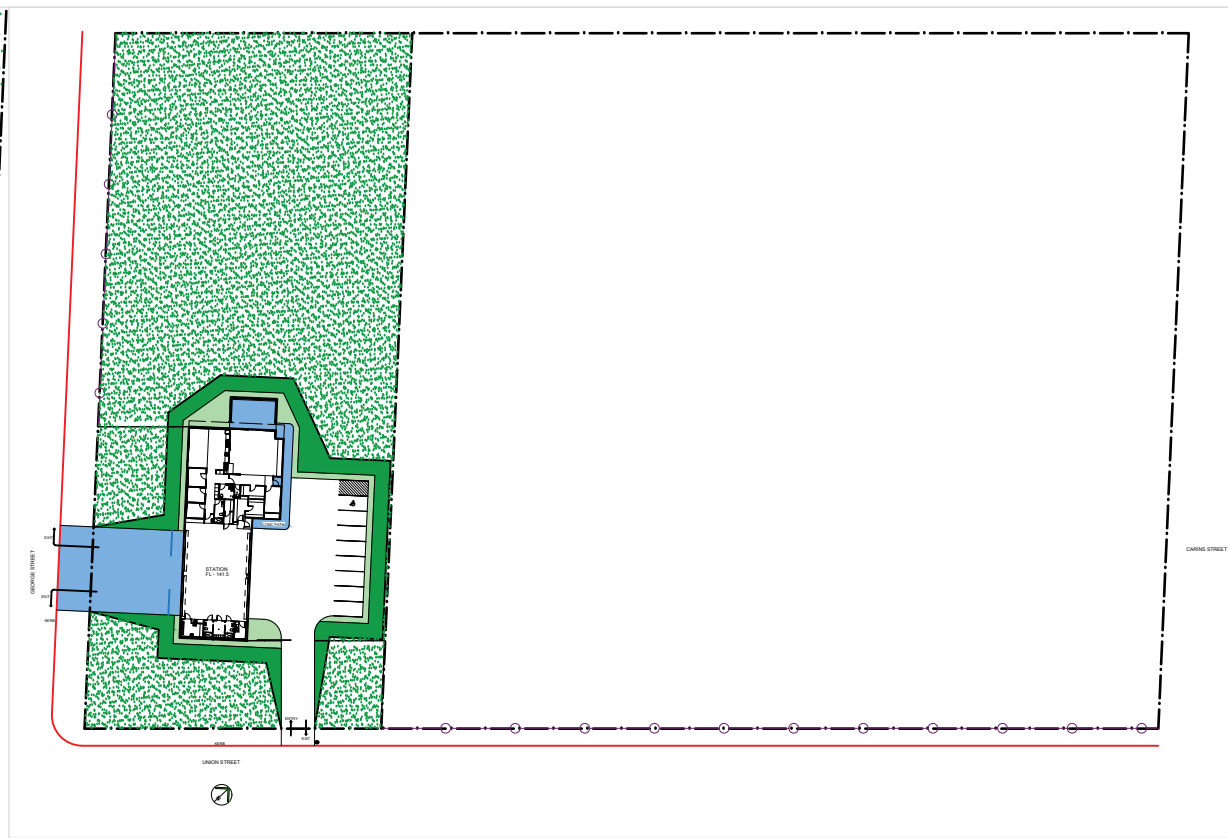
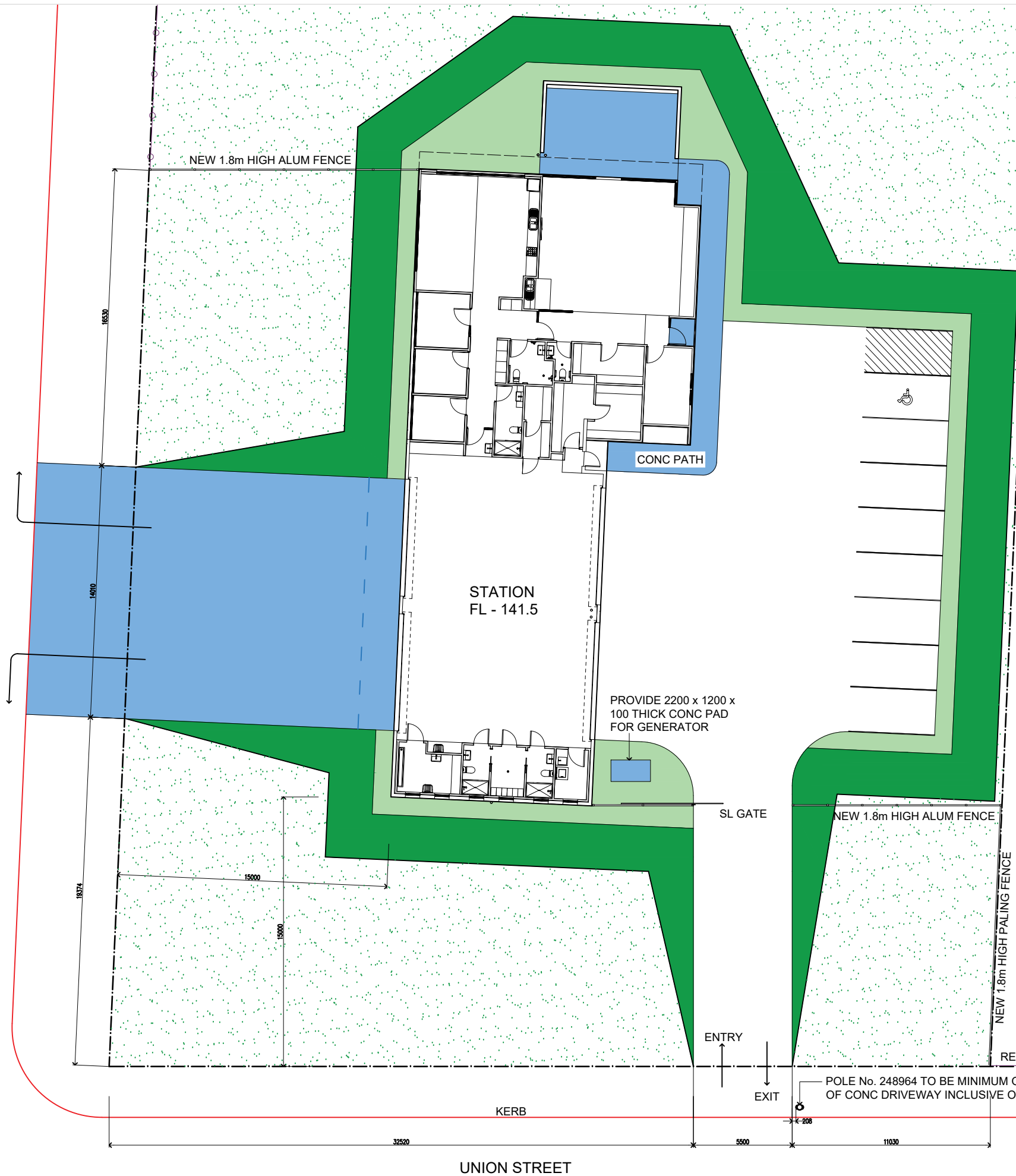
**DRAWING:
STATION COURTYARD WALL
PLAN & ELEVS**

DATE: 14-1-2026 ISSUE: FOR CONSTRUCTION

PROJECT No: 2021-07 DRAWING No: A-401

DRAWN BY: AH REV: C

CHECKED BY: JP SCALE :1:50



STATION AREA OVERALL SITE PLAN
SCALE: 1:1250

SCHEDULES	
COLOUR SCHEDULE STATION PRE-CAST CONCRETE WALLS METAL CLADDING ROOF ROLLER DOORS SITE ALUM FENCING SIDE & REAR PALING FENCE PAVERS RETAINING WALL BLOCKS LANDSCAPE PLAN REFER TO LANDSCAPE ARCHITECT'S PLANTING PLAN	AREA SCHEDULE STATION SITE AREA: 20,404m2 STATION FLOOR AREA: 447m2 KEY NEW BATTER - REFER PLANTING EXTENT OF APRON TO PERIMETER CONC PAVEMENT BITUMINOUS ASPHALT REFER TO LANDSCAPING PLAN

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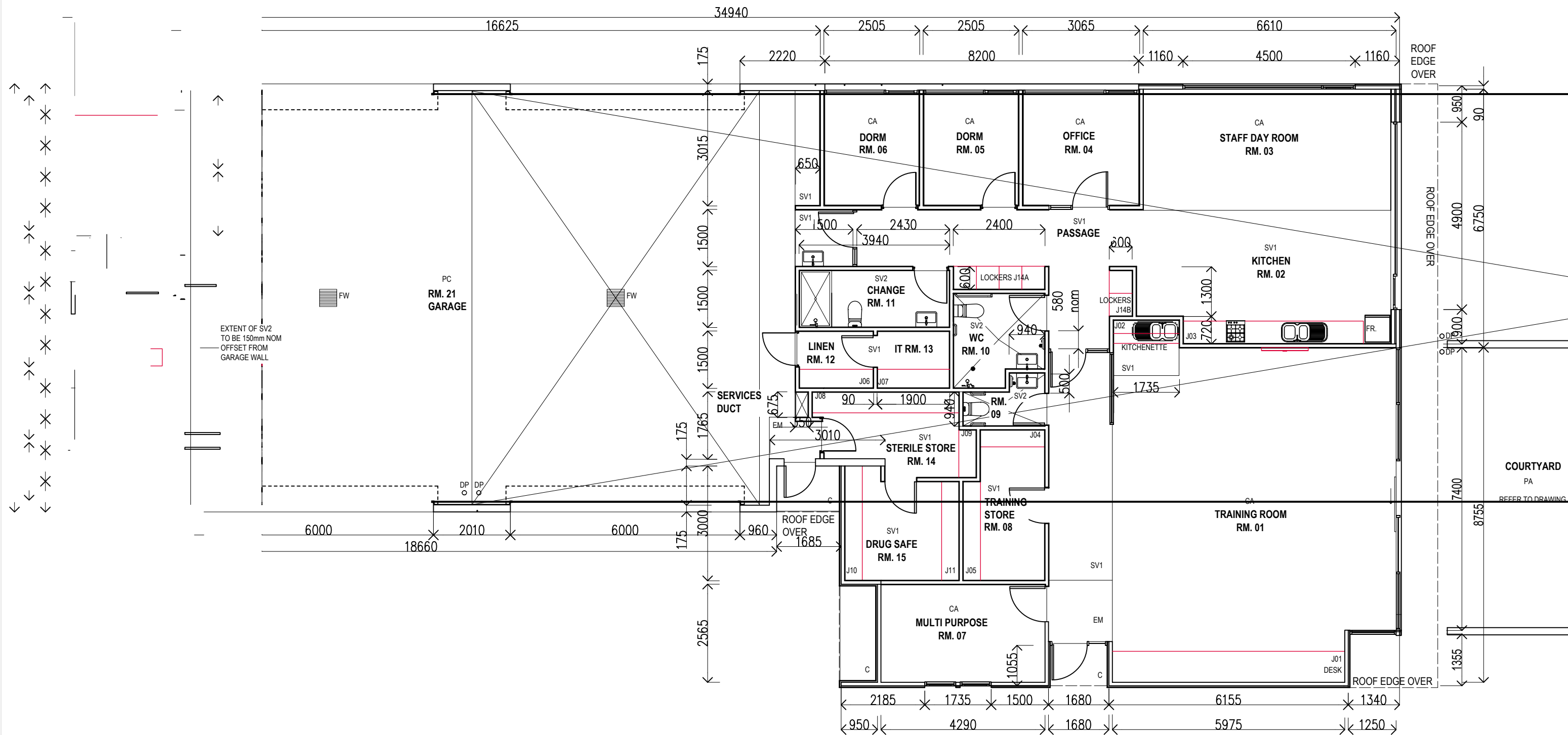


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PROJECT: LONGFORD AMBULANCE STATION
DOH CONTRACT No IS-775
ADDRESS: 20 UNION STREET, LONGFORD
CLIENT: DEPARTMENT OF HEALTH & AMBULANCE TAS

DRAWING:
SITE LAYOUT PLAN
DATE: 14/1/2026
ISSUE: FOR CONSTRUCTION

PROJECT No: 2021-07
DRAWING No: A-001
DRAWN BY: AH
REV: C
CHECKED BY: JP
SCALE :1:250



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**PROJECT: LONGFORD AMBULANCE STATION
DOH CONTRACT No IS-775**

ADDRESS: 20 UNION STREET, LONGFORD
CLIENT: DEPARTMENT OF HEALTH & AMBULANCE TAS

**DRAWING:
STATION. SETOUT PLAN**

DATE: 14-1-2026 ISSUE: FOR CONSTRUCTION

PROJECT No: 2021-07 DRAWING No: A-101

DRAWN BY: AH REV: C
CHECKED BY: JP SCALE :1:100

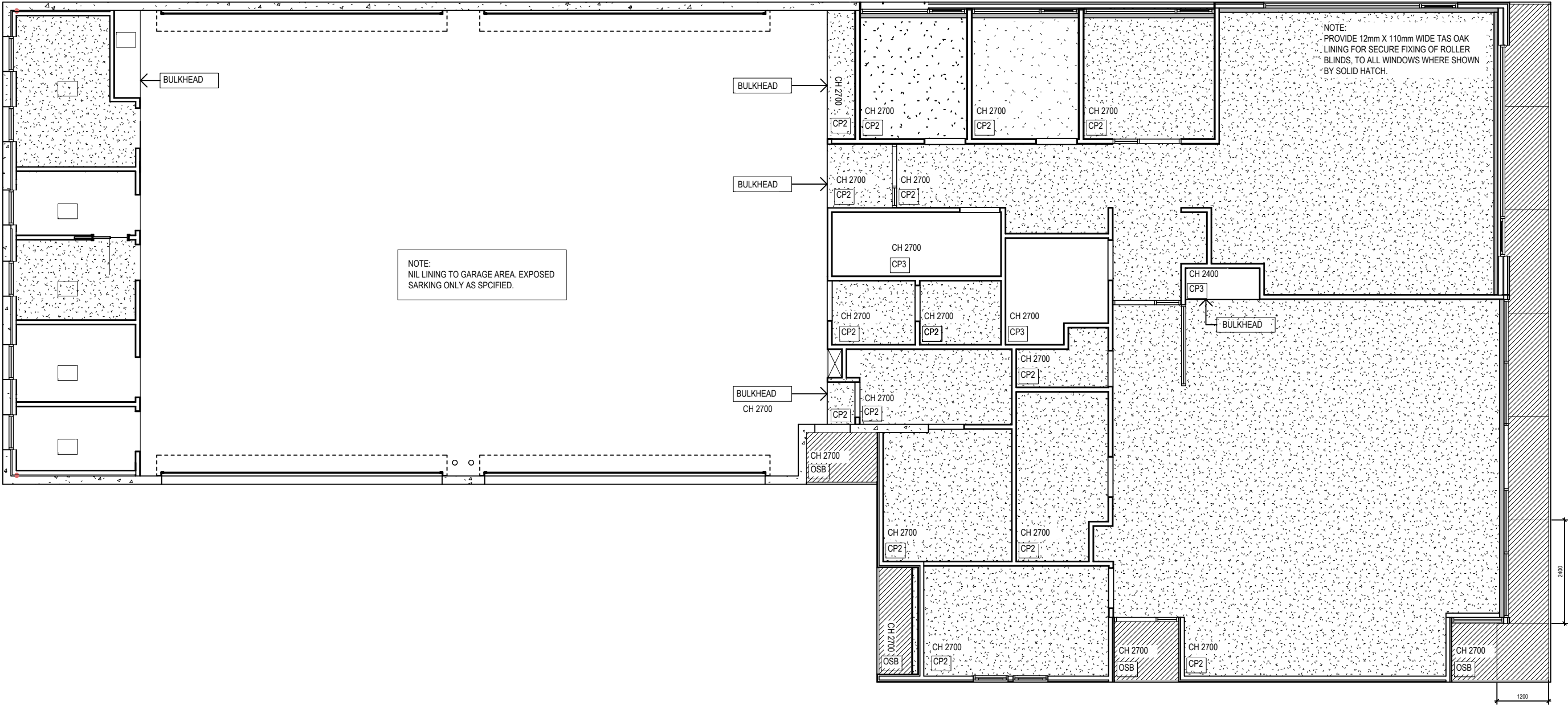


SOFFITS

OSB EX 1200x2400x12mm THICK SELECT GRADE PLYWOOD LINING IN FULL LENGTH SHEETS EXCEPT WHERE CLOSING PANELS ARE REQUIRED. COMMENCE SETOUT WHERE SHOWN.

10mm MR PLASTERBOARD LINING FIXED VIA PROPRIETARY

NOTE: CEILING HEIGHTS NOMINATED TO UNDERSIDE OF MATERIAL.



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PROJECT: LONGFORD AMBULANCE STATION
DOH CONTRACT No IS-775

ADDRESS: 20 UNION STREET, LONGFORD
CLIENT: DEPARTMENT OF HEALTH & AMBULANCE TAS

DRAWING:
STATION. REFLECTED CEILING PLAN

DATE: 14-1-2026

ISSUE: FOR CONSTRUCTION

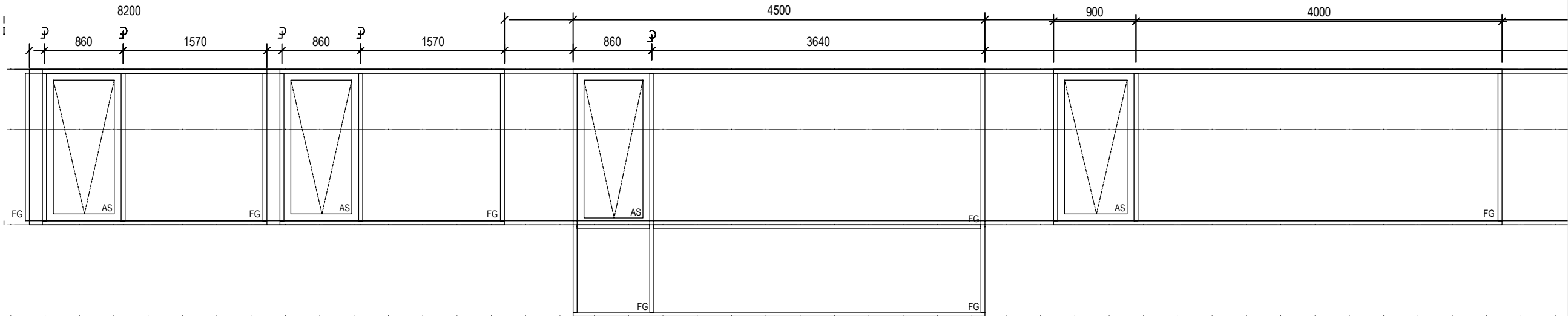
PROJECT No: 2021-07
DRAWING No: A-103

DRAWN BY: AH

CHECKED BY: JP

REV: C

SCALE :1:100



CW02

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
AWNING SASHES: CAPRAL SERIES 35
SUB-SILLS: TO SUIT SYSTEM
HARDWARE: REFER TO DOOR HARDWARE SCHEDULE
FINISH: POWDER COAT

GLAZING: DOUBLE GLAZED
TINT: SOLAR GREY
FILM: NA

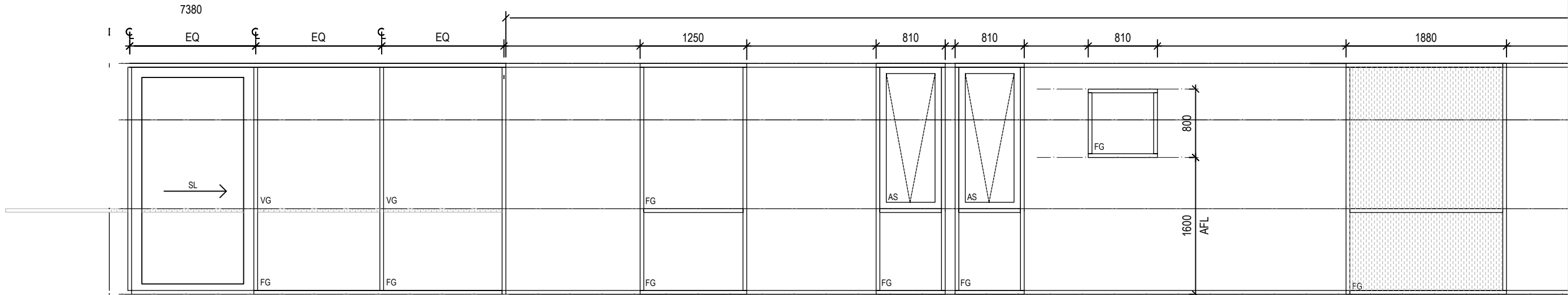
CW03

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
AWNING SASHES: CAPRAL SERIES 35
SUB-SILLS: TO SUIT SYSTEM
HARDWARE: REFER TO DOOR HARDWARE SCHEDULE
FINISH: POWDER COAT

GLAZING: 10mm THICK LAMINATED GLASS
TINT: SOLAR GREY
FILM: NA

REFER TO DOOR HARDWARE SCHEDULE



CW09

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
SUB-SILLS: TO SUIT SYSTEM
HARDWARE: NA
FINISH: POWDER COAT

GLAZING: 6.38mm LAMINATED
TINT: NA
FILM: NA

CW06

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
AWNING SASHES: CAPRAL SERIES 35
SUB-SILLS: TO SUIT SYSTEM
HARDWARE: REFER TO DOOR HARDW' SCHED'
FINISH: POWDER COAT

GLAZING: 6.38mm LAMINATED
TINT: NA
FILM: NA

CW07

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
SUB-SILLS: TO SUIT SYSTEM
HARDWARE: NA
FINISH: POWDER COAT

GLAZING: TRANSLUCENT GLASS TO CW10 & CW11
TINT: NA
FILM: NA

CW08 TO CW13

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
SUB-SILLS: TO SUIT SYSTEM
HARDWARE: NA
FINISH: POWDER COAT

GLAZING: TRANSLUCENT GLASS TO CW10 & CW11
TINT: NA
FILM: NA

CW14

GLAZING SYSTEM NOTES:

FRAMING SYSTEM: CAPRAL AGS 400 NARROWLINE
SUB-SILLS: NA
HARDWARE: NA
FINISH: POWDER COAT

GLAZING: 6.38mm LAMINATED
TINT: NA
FILM: TRANSLUCENT VINYL TO ALL GLASS

CAPRAL URBAN 584 SLIDING DOOR & FRAMES

REFER TO DOOR HARDWARE SCHEDULE

10mm THICK LAMINATED SAFETY GLASS

GENERAL NOTES - WINDOWS & DOORS:

- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE, ADVISE SUPERINTENDENT OF ANY DISCREPANCIES AND AWAIT INSTRUCTIONS.
- EXTERNAL WINDOWS TO HAVE 18mm THICK MDF REVEALS INTERNALLY. PAINT FINISH.
- REFER TO PLANS FOR DIRECTION OF SWING TO DOORS.
- PROVIDE INSECT SCREENS TO ALL OPENABLE WINDOWS AND EXTERNAL DOORS EXCL D03.

KEY TO CODES

FG FIXED GLASS
AS AWNING SASH
VG VINYL VISIBILITY STRIP
GD GLAZED SWING DOOR
SL SLIDING DOOR
SC SOLID CORE SWING DOOR
FR 2 HOUR FIRE RATED SWING DOOR

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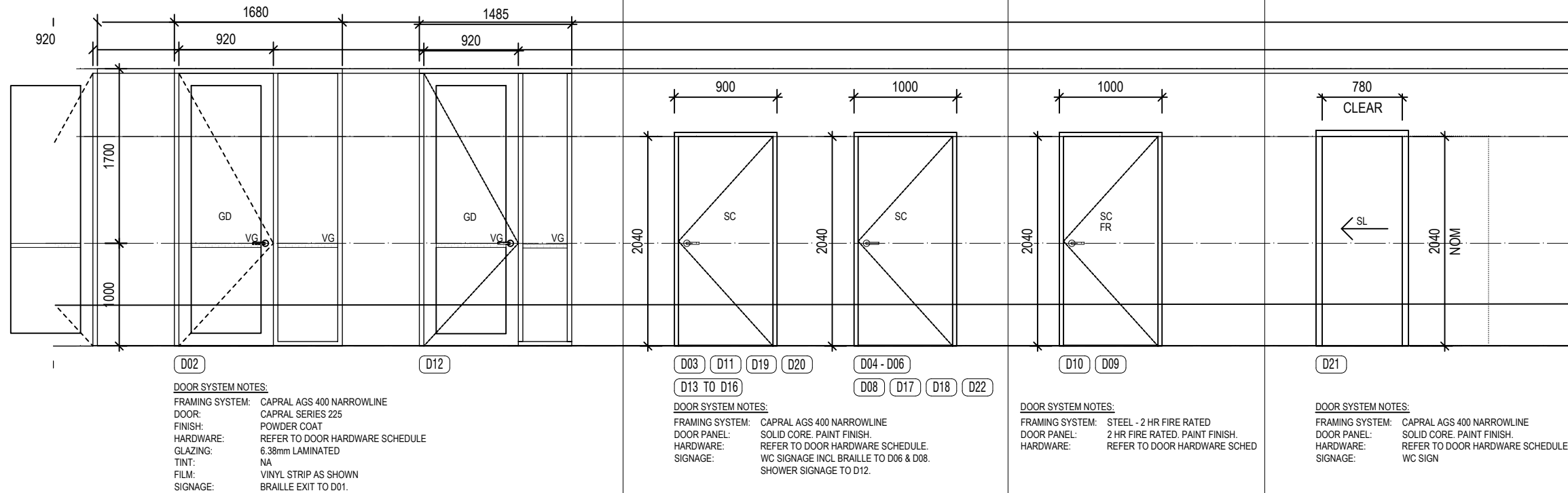
DRAWING:
STATION. GLAZING SCHEDULE.

DATE: 14-1-2026 ISSUE: FOR CONSTRUCTION

PROJECT No: 2021-07 DRAWING No: A-601

DRAWN BY: AH REV: C

CHECKED BY: JP SCALE :1:50



GENERAL NOTES - WINDOWS & DOORS:

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE. ADVISE OF ANY DISCREPANCIES AND AWAIT INSTRUCTIONS.
UNDERCUT DOORS WHERE REQUIRED FOR MECHANICAL VENTILATION
REFER TO PLANS TO CONFIRM REQUIRED DIRECTION OF SWING TO DOORS.
PROVIDE INSECT SCREENS TO ALL OPENABLE WINDOWS AND EXTERNAL DOORS EXCL D03.

AWNING SASH
VINYL VISIBILITY STRIP
GLAZED SWING DOOR
SLIDING DOOR
SOLID CORE SWING DOOR
2 HOUR FIRE RATED SWING DOOR

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**DRAWING:
STATION. DOOR SCHEDULE.**

DATE: 14-1-2026 ISSUE: FOR CONSTRUCTION

PROJECT No: 2021-07 DRAWING No: A-602

DRAWN BY: AH REV: C

CHECKED BY: JP SCALE :1:50