

PLAN 2

PLANNING APPLICATION P17-127

17 MALCOMBE STREET, LONGFORD

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representation & applicant's response

1-219
PLANNING APPLICATION
Proposal

Description of proposal: 3 new unit development

.....

.....

.....

.....

(attach additional sheets if necessary)

Site address: Lot 2, 17 Malcombe Street, Longford

.....

Volume 56555 / Folio 2
CT no:

Estimated cost of project \$ 350000.00 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used as dwelling

If variation to Planning Scheme provisions requested, justification to be provided:

.....

.....

.....

.....

(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)

THE COMMON SEAL of the Warden, Councillors and Electors of the Municipality of Longford has been hereunto affixed in the presence of us this 12th. day of May 1947, pursuant to authorization given at a meeting of the said Council

REGISTERED NUMBER
56555

D 191 / B

DIAGRAM FROM ACTUAL SURVEY
TOWN OF LONGFORD

H. H. Beaumont WARDEN
H. H. Beaumont COUNCILLOR
No OF APPLICATION
H. H. Beaumont COUNCIL CLERK.

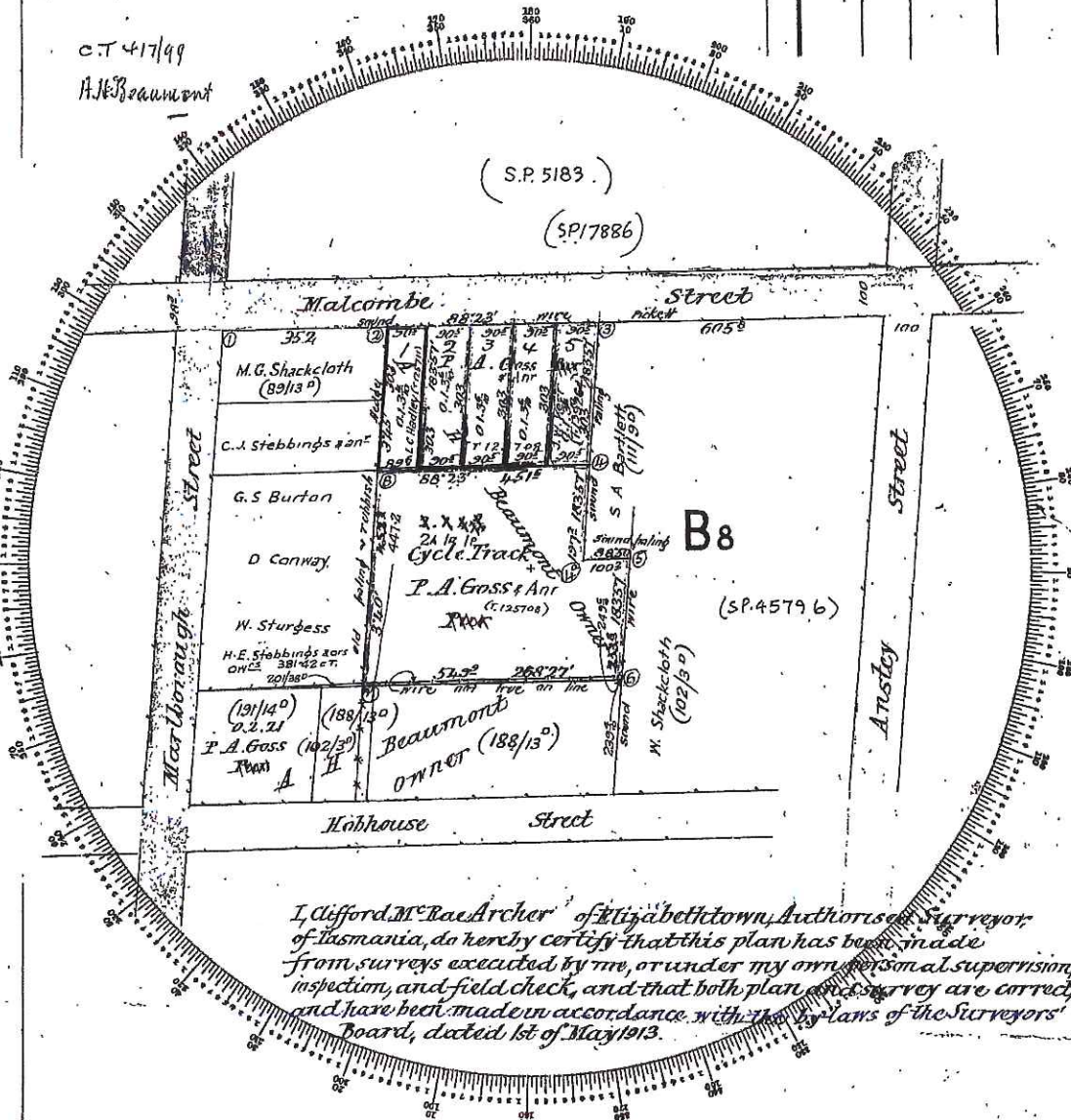
Part of S. 0 1/2 SEC: B8 Ct to Wm Doderly
Scale 2 chains to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

C.T. 417/99
H. H. Beaumont

NO INTERFERENCE TO BE HAD WITHIN THIS SPACE



I, Clifford M. Bae Archer of Elizabethtown, Authorised Surveyor of Tasmania, do hereby certify that this plan has been made from surveys executed by me, or under my own personal supervision, inspection, and field check, and that both plan and survey are correct and have been made in accordance with the laws of the Surveyors' Board, dated 1st of May 1913.

To be filled in by Surveyor

- Date of Instructions
- Survey commenced 3.7.46
- Survey finished 12.12.46
- Error of close 1 in 2000.

Plotted by *[Signature]*

Computations checked by *[Signature]*

Entered on General Plan by *[Signature]*

Entered on diagrams by *[Signature]*

Finally examined by *[Signature]*

May be acted upon
Acted upon

Report: This plan complies with all statutory provisions relating to anything appearing on the same, has obtained the approval of the local authority.

Clifford M. Bae Archer
Authorised Surveyor.

Planning Compliance Information to;
Northern Midlands Interim Planning Scheme 2013
For Site : Lot 2, No.17 Malcombe Street Longford

10.4 Development Standards

10.4.1 Residential density for multiple

A1 Ref P1. The proposal creates 3 dwellings in addition to the existing dwelling. 4 dwellings req. 1300m² while the allotment is 1100m² exceeding the allowance by 18%. As the proposed dwellings are to be built behind an existing dwelling and not immediately evident from the street, there will be little impact to the street-scape. The additional frontage fence to the front dwelling will be the only additional visible 'bulk' from the street. Additionally the proposed units are small two bed designs and in close proximity to a bus stop (150m) providing a benefit to community housing.

10.4.2 Setbacks and building envelope for all dwellings

A1 Compliant No variation to building frontage is required.
A2 Compliant Proposed carport to Unit 1 has a frontage setback of 5.7m
A3(a) Ref.P3 Proposed works are within the building envelope with the exception of the rear unit which extends into the rear 4m setback. This varying setback reduces to 1395mm at the closest point. This reduced setback does cast an additional minor shadow in addition to the exiting rear fence. This does not create an unreasonable overshadowing or visual bulk that is not incompatible with the existing sheds and garages against the rear boundaries to the adjoining allotment.

A3 (b) Compliant The only structure within 1.5 of the side boundary is the carport to Unit 1 which is 6.5m long.

10.4.3 Site coverage and private open space for all dwellings

A1(a) Compliant Site coverage is 39.80%
A1(b) Compliant Private Open Space to;
Unit 1 - 87.93 m²
Unit 2 - 60.78m²
Unit 3 - 60.10m²
Unit 4 - 75.71m²
A1(c) Compliant Area free from impervious surface - 25.32%
A2 Compliant Private Open space areas mark on drawings.
Ref. shadow diagrams for clarification.

10.4.4 Sunlight and overshadowing for all dwellings

A1 Compliant The living area windows of all dwellings are within 30 degrees of north. Ref. additional shadow diagrams confirming solar access June 21st.

A2 Compliant Unit 1 & Unit 4 have >3m separation to northern orientated windows. Unit 2 & Unit 3 Ref. additional shadow diagrams confirming compliance.

A3 Ref P3. Private open space orientated North / South reducing overshadowing of adjoining building. Ref. shadow diagrams confirming compliance.

10.4.5 Width of openings for garages and carports for all dwellings

A1 Compliant Proposed carport to Unit 1 is 3.75m wide.

10.4.6 Privacy for all dwellings

A1 Compliant No ffl above 1m.

A2 Compliant No ffl above 1m.

A3 Compliant Ref drawings. Unit 2 & 3 include privacy screening to windows adjacent to shared driveway. (> 1 m off-set.)

10.4.7 Frontage fences for all dwellings

A1 Compliant Proposed frontage fence compliant with A1.

10.4.8 Waste storage for multiple dwellings

A1 Compliant Individual waste storage areas indicated on drawings.

10.4.9 Storage for multiple dwellings

A1 Compliant Storage areas as indicated on drawings.

10.4.10 Common property for multiple dwellings

A1 Compliant Ref. drawing "Planning Compliance"

10.4.11 Outbuildings for multiple dwellings

A1 Compliant Nil outbuilding proposed.

10.4.12 Site services for multiple dwellings

A1.1 Compliant Combined mailbox area proposed for rear units.
Individual mail box proposed to existing dwelling.

10.4.13.1 – 10.4.13.9

N/A Not Applicable (to non-dwelling.)

E6 Car Parking and Sustainability Code

E 6.6.1 Car Parking Numbers

A1 Compliant Two parking spaces are provided per dwelling plus one visitor parking bay.

E 6.6.2 Bicycle Parking Numbers

A1.1 Compliant Each unit has a fenced yard and available storage to the back of each 6m deep garage. (In addition to nominated 6m³ storage)

E 6.6.3 Taxi Drop-off and Pickup

A1 N/A

E 6.6.4 Motorbike Parking Provision

A1 N/A

E 6.7.1 Construction of Car Parking Spaces and Access Strips

A1 Compliant Ref. drawing "Planning Compliance"

E 6.7.2 Design & Layout of Car Parking

A1.1 Ref P1 Parking to the additional units is proposed to be behind the building line. The second car park to the existing unit is proposed in tandem behind parking under the carport. This single car park to the frontage is partly concealed by the proposed private open space fencing and is consistent with the adjoining property's carport within the frontage.

A1.2 Compliant No turning is proposed within the front setback.

A2.1(a) Compliant Near flat allotment

A2.1(b) Ref P2 The additional rear units have the provision to enter and exit the site in a forward direction. It is proposed the existing dwelling maintain its existing access method with reversing from the site. This proposal does not increase the traffic reversing into the street.

A2.1(c) Compliant Width of vehicle access compliant with requirements ref. drawings.

A2.2 Compliant Ref Site Plan – Turning for additional information.

E 6.7.3 Car parking Access, Safety & Security

A1 N/A

E 6.7.4 Parking for Persons with a Disability

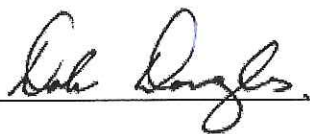
A1 N/A

E 6.7.6 Load & Unloading of Vehicles, Drop-off and Pickp

A1 N/A

Prepared By.

Dale Douglas;



18/05/2017

Douglas Design & Drafting Pty Ltd

PO BOX 7708

LAUNCESTON

TAS 7250

Ph: 0437 00 33 02

Email: dale@douglasdesignanddrafting.com

ABN: 56 614 751 521

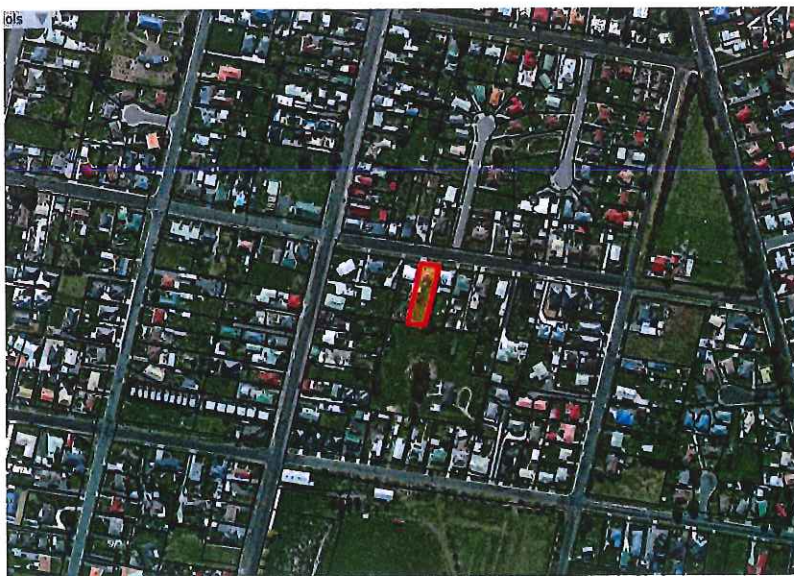
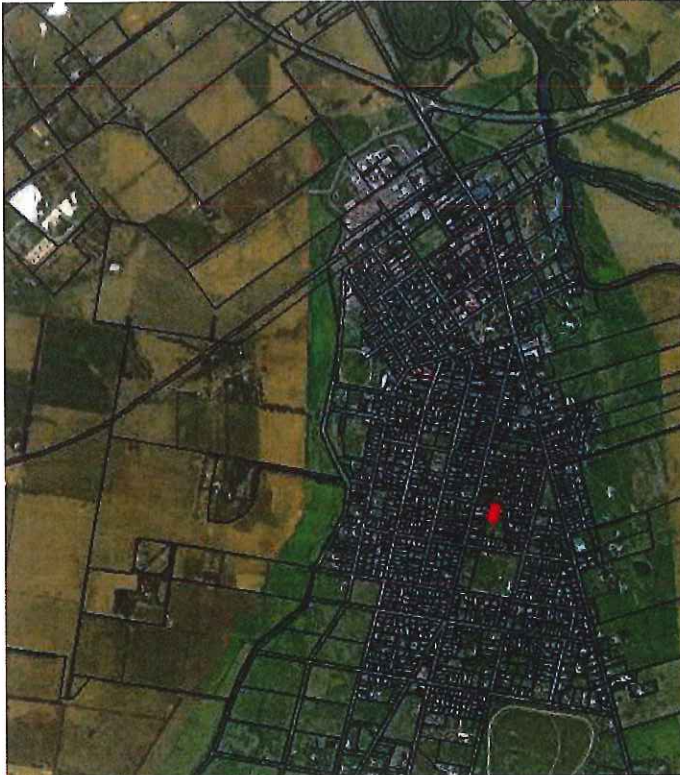
TRAFFIC IMPACT ASSESSMENT
PROPOSED 4*2 UNIT DEVELOPMENT
17 Malcombe Street Longford

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
Infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infofn@jmg.net.au

www.jmg.net.au

LOCATION PLANS



Principals:
IT Johnston
CG Purdon
CC Holloway
GL Atherton

Associates:
RC Berry
R Bessell
MS Clark
NP Stolp
RAJ Child
CJ Males

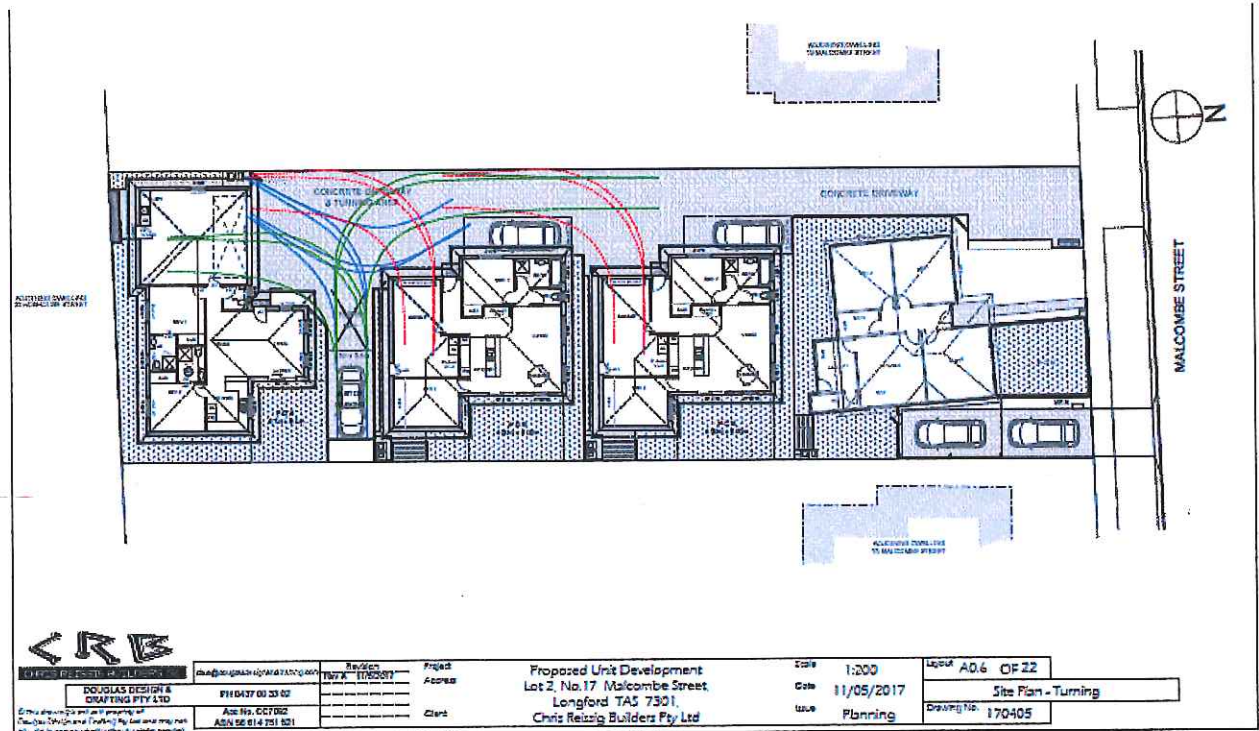
Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstor
McGee & Gandy
Unit Trust

ISO 9001 | Quality Certified



<p>Traffic context</p>	<p>All the surrounding roads can be classified a local residential streets.</p> <p>Within the Tasmania State Road Hierarchy (DIER 2007) they are classified as class 5- Other Road.</p> <p>Guideline traffic capacity for a road of the function and pavement width of Malcombe street is in the order of 1,000 to 3,000 vpd.</p> <p>Malcombe street provides direct access to less than 100 lots and in total has a traffic catchment area of some 200 lots. Given the grid pattern of Longford traffic will be well distributed and the traffic to Malcombe street in front of this development would not be expected to exceed 600 vpd.</p>
<p>Traffic Generation</p>	<p>Traffic generated by this development would be 6 vehicles trips per Unit per day.</p> <p>The premises can be expected to generate at peak rate of 24 vehicles per day.</p>

DEVELOPMENT LAYOUT



DATA

Client	CHRIS REISSIG BUILDERS
Location	17 Malcombe Street LONGFORD TAS 7301
JMG Ref	J172226
Council Area	Northern Midlands Council
Development	<p>Existing single residential building on a lot measuring some 19 m wide * 59 m deep and comprising an area of some 1,100 m². The existing house will be retained and an additional 3 units added to the rear- resulting in an equivalent 4*2 bedroom units.</p> <p>Each unit is provided with parking space for 2 cars.</p> <p>The existing house will be provided with a new single driveway to the east with space for two cars, in line, behind the boundary. Vehicles here will need to reverse from this driveway.</p> <p>The three new units will be accessible form the existing driveway to the west. Two vehicle spaces have been provided to each unit, mostly by a single garage and an adjoining but separate parking space, although the rear unit has a double garage.</p> <p>The traffic for the rear 3 units can reverse on site and therefore enter and leave the premises in a forward direction.</p> <p>An additional visitor parking space has been provided outside the vehicle turning area. Vehicle turning paths have been shown on the drawings submitted to Council.</p> <p>Allowance has not been made for a waste collection access to the property. Waste is able to be corrected for the road.</p> <p>The visitor parking aisle is 3.0 m wide, as is the main vehicle access corridor. Additional non visitor car parking spaces car parking spaces are 2.3 m wide.</p>
Environment	<p>The Longford village essentially consists of a grid pattern road layout.</p> <p>Malcombe Street is a road reserve some 19m wide with constructed kerb face to kerb face of over 10 m.</p> <p>Marlborough Street forms a cross road some 90 metres to the west. Giveaway signs assign priority to Marlborough Street. Marlborough Street is a local residential road.</p> <p>Laycock Street forms a cross road some 175 m to the east. Giveaway signs assign priority to Malcombe Street. Laycock Street is a local residential road.</p> <p>Opposite, but 20 metres to the east is Gemihu Court, a cul-de-sac accommodating 12 internal lots. This forms a "T" intersection.</p>

ASSESSMENT & CONCLUSION

Malcombe Street has an environmental capacity of 1000 to 3000 vpd. Local traffic already in existence is unlikely to be greater than 600 vehicles per day.

Traffic generated within the proposal will be an increase of 18 vpd, which will be well within the environmental capacity of the road and the surrounding roads.

Sight distance to and from the driveway entrances are significant, as the road is straight and flat. Any Conflict from vehicles is expected to be minimal and within the normal range of expectations within a residential environment.

No adverse traffic impact is anticipated by this development.



Geoff BRAYFORD

Dip. Tech. (Eng), BEng (hons), LGE (NSW), MBA

SENIOR CIVIL ENGINEER

15th May 2017

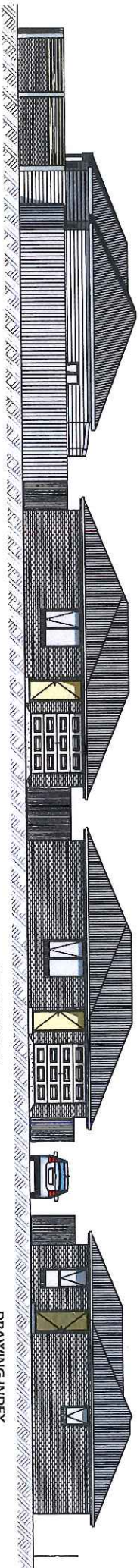
AMENDED

PROJECT INFORMATION

Site Area	1100 m ²
Unit 1 Floor Area (Building Footprint)	93.58 m ²
Unit 1 Carpet	21.00 m ²
Unit 2 Floor Area (Building Footprint)	100.46 m ²
Unit 3 Floor Area (Building Footprint)	100.46 m ²
Unit 4 Floor Area (Building Footprint)	122.33 m ²
Total Building Area (Building Footprint)	437.83 m ²
Site Coverage (Building / Site)	39.80 %
ImperVIOUS PAVING AREA	383.65 m ²
Total ImperVIOUS Area	821.48 m ² (74.68%)

SITE INFORMATION

Local Government Authority	Northern Midlands Council
Lot No.	2
Title No.	56555
Zoning	General Res.
Property ID	6733926
Wind Class Region	TBA
Wind Classification	TBA
Soil Classification (ref report)	TBA
Site Classification by	TBA
Energy Rating	TBA
Corrosive Environment	Med
Bushfire Attack Level	Bal Low



ATTACHMENTS

DRAWING INDEX

1-228

Proposed Unit Development
at Lot 2, No.17 Malcombe Street,
Longford TAS 7301,
for Chris Reissig Builders Pty Ltd

REVISIONS

- Rev A 11/6/2017
- Revised layout to Unit 2 & Unit 3.
 - Add shadow diagrams.
 - Add turning information.
- Rev B 18/6/2017
- Clarify turning information.
 - Privacy screening to Unit 2 & 3.
 - Adjust common and private areas.
- Rev C 26/6/2017
- Redirect sewer line to existing connection.
 - Reposition water connection point.

DOUGLAS DESIGN &
DRAFTING PTY LTD
PH 0437 00 33 02
dale@douglasdesignanddrafting.com

Acc No. CCT092
ABN 56 614 751 521
© This drawing is the sole property of
Douglas Design and Drafting Pty Ltd and may not
be used in part or whole without written consent.

PLANNING ISSUE

Layout Name	No.
Cover Sheet	A0.1
Location Plan	A0.2
Site Plan	A0.3
Site Plan - Planning	A0.4
Site Plan - Plumbing	A0.5
Site Plan - Turning	A0.6
Shadow Diagrams	A0.7
Shadow Diagrams	A0.8
Unit 1 Floor Plan	A1.1
Unit 1 Elevations	A1.2
Unit 1 Elevations	A1.3
Unit 2 Floor Plan	A2.1
Unit 2 Elevations	A2.2
Unit 2 Elevations	A2.3
Unit 2 Shadow Diagrams	A2.4
Unit 3 Floor Plan	A3.1
Unit 3 Elevations	A3.2
Unit 3 Elevations	A3.3
Unit 3 Shadow Diagrams	A3.4
Unit 4 Floor Plan	A4.1
Unit 4 Elevations	A4.2
Unit 4 Elevations	A4.3

Date 6/6/2017

Issue Planning

Drawing No. 170405

EXHIBITED

AMENDED



1-229



CHRIS REISSIG BUILDERS (RM)

DOUGLAS DESIGN & DRAFTING PTY LTD

© This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without consent.

email: douglasdesignanddrafting.com

PH 0437 00 33 02

Acc No. C07092
ABN 56 614 751 521

Revision
Rev A 11/05/2017

Project
Address

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale

NTS

Date

18/05/2017

Issue

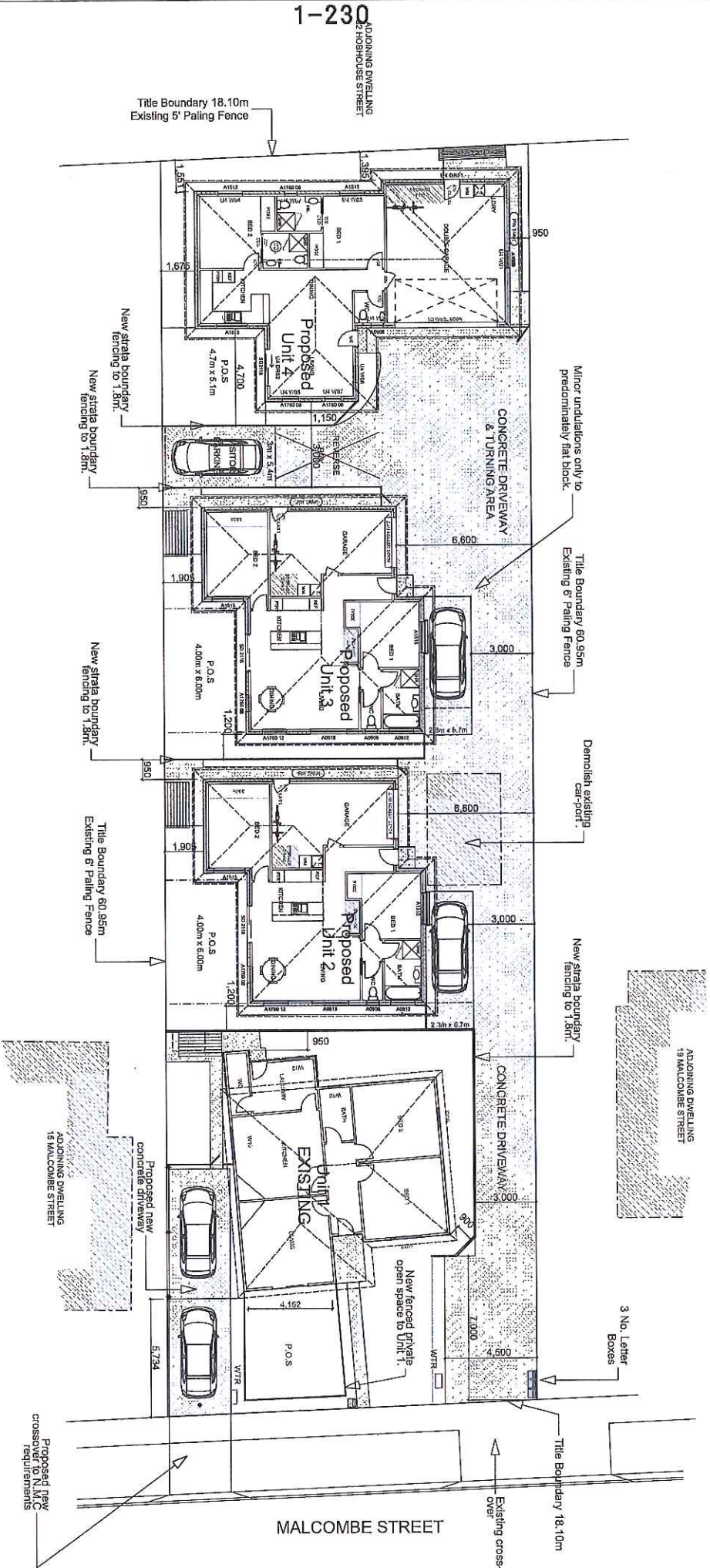
Planning

Layout A0.2 OF 22

Location Plan

Drawing No. 170405

AMENDED



1-230
ADJOINING DWELLING
22 HOBBHOUSE STREET



CHRIS REISSIG BUILDERS

DOUGLAS DESIGN &
DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

dalee@douglasdesignanddrafting.com
PH 0437 00 33 02
AGC No. CC7092
ABN 56 614 751 521

Revision
Rev A 11/9/2017
Rev B 18/5/2017
Rev C 26/5/2017

Project
Address
Client

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale
Date
Issue
1:200
6/6/2017
Planning

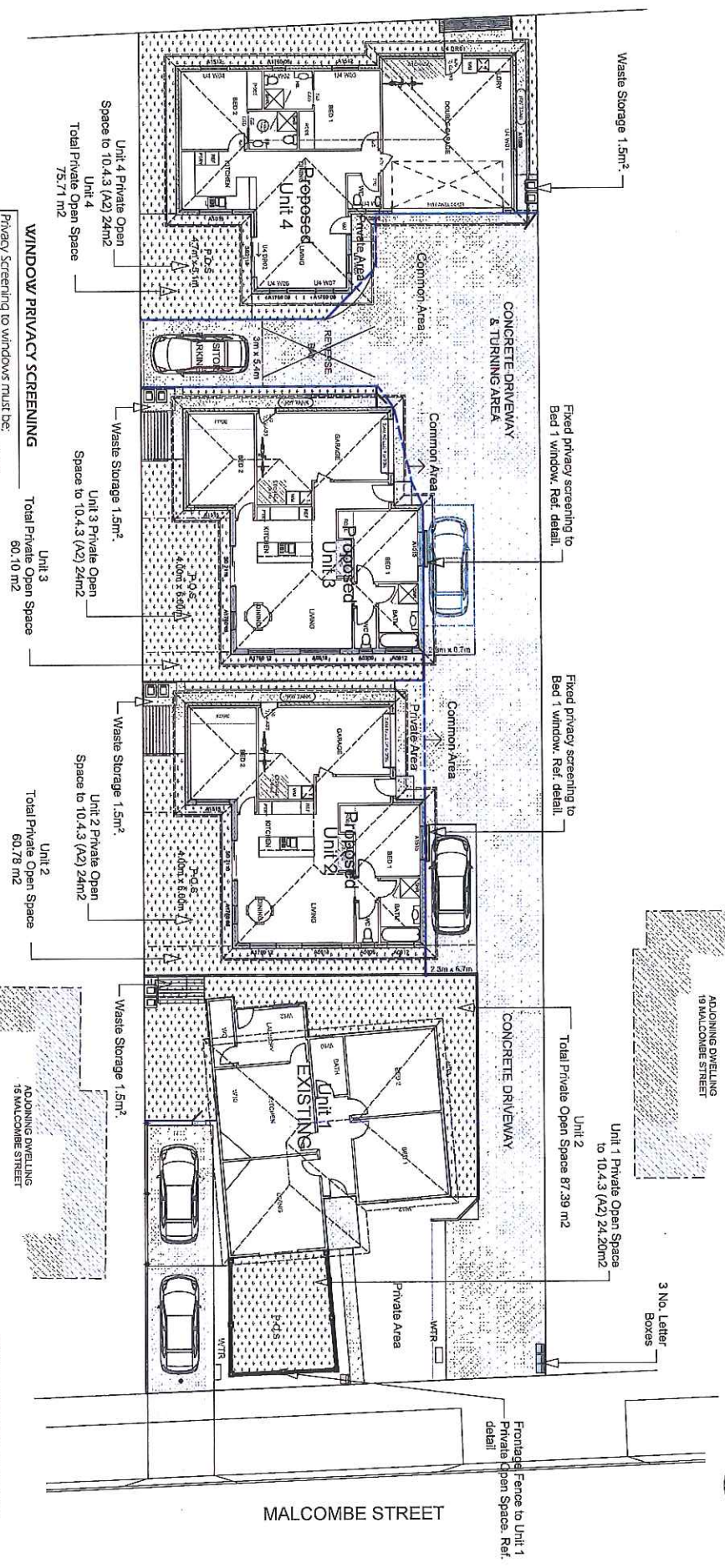
Layout A03 OF 22
Site Plan
Drawing No. 170405

AMENDED



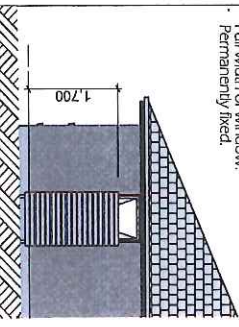
1-231

ADJOINING DWELLING
32 HOORHOUSE STREET



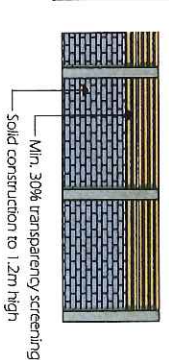
WINDOW PRIVACY SCREENING

Privacy Screening to windows must be:
 • Uniform transparency of no more than 25%.
 • Min height of 1.7m above floor level.
 • Full width of window.
 • Permanently fixed.



FRONTAGE FENCE DETAIL

A fence within 4.5m of the front boundary must:
 • Max 1.2m in height where solid.
 • Max 1.8m in height where 1.2m to 1.8m has a transparency of not less than 30%.



CHRIS REISING BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

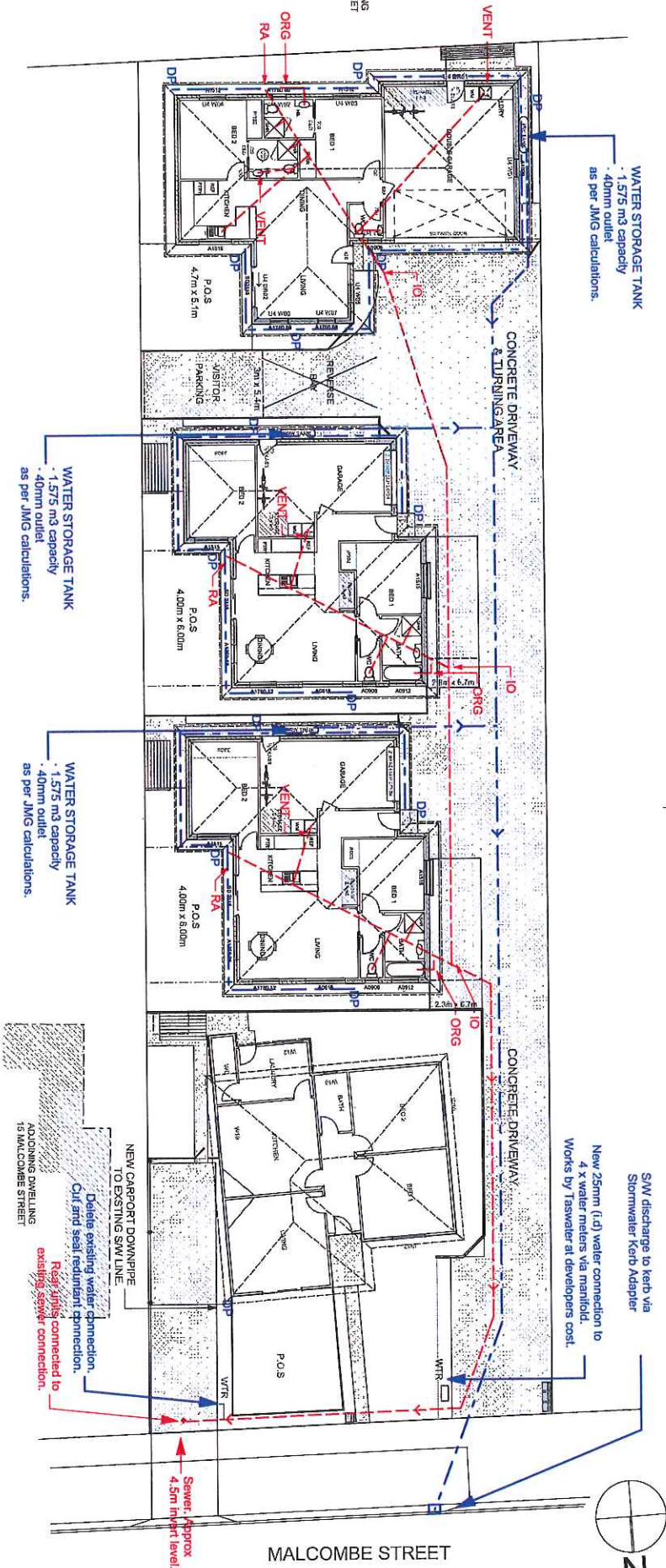
all the drawings are the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@doouglasdesignanddrafting.com	Revision	Project
PH 0437 00 33 02	Rev A 11/18/2017	Address
Apce No. CC70992	Rev B 18/6/2017	Proposed Unit Development
ABN 56 614 751 521	Rev C 26/6/2017	Lot 2, No. 17 Malcombe Street, Longford TAS 7301, Chris Reising Builders Pty Ltd
	Client	Scale
		1:200
		Date
		6/6/2017
		Issue
		Planning
		Layout
		A0.4 OF 22
		Site Plan - Planning
		Drawing No. 170405

AMENDED

1-232

ADJOINING DWELLING
32 HORROUSE STREET



WATER STORAGE TANK
• 1.575 m3 capacity
• 40mm outlet
as per JMG calculations.

WATER STORAGE TANK
• 1.575 m3 capacity
• 40mm outlet
as per JMG calculations.

WATER STORAGE TANK
• 1.575 m3 capacity
• 40mm outlet
as per JMG calculations.

S/W discharges to kerb via
Stormwater Kerb Adapter
New 25mm (1/2) water connection to
4 x water meters via manifold.
Works by Traswater at developers cost.

NEW CARPORT DOWNPIPE
TO EXISTING SW LINE.
Delete existing water connection.
Cut and seal redundant connection.
Reel joints connected to
existing sewer connection.

Sewer, approx
4.5m inlet level.

LEGEND

HB.	HAND BASIN
S.	SINK
VB.	VANITY BASIN
RF.	REFRIGERATOR
DW.	DISHWASHER
WM.	WASHING MACHINE
M.	METER
A.J.	ARTICULATION JOINT
MB.	METER BOX
DP.	DOWNPIPE
FFL.	FINISHED FLOOR LEVEL
FG.L	FINISHED GROUND LEVEL
NGL	NATURAL GROUND LEVEL
PCL	FINISHED CEILING LEVEL

- 100mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.
 - 100mm Class 6 UPVC Sewer drain at min 1 in 60 grade.
 - DP 90mm PVC Downpipe connected to SW system.
 - Installation and commission of any gas appliance to be performed by a qualified person.
 - In accordance with manufacturers instructions.
 - In compliance with all local codes and regulatory authorities.
 - In compliance with AS/NZS 3500 4, AS 5601 or ASS5601, 1 as applicable.
- All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.
- AS/NZS 3500 Plumbing & Drainage
AS/NZS 3500 3:2015 Storm water Drainage
AS/NZS 3500 4:2003/2015 Heated Water Services
AS/NZS 3500 5:2012 Housing Installations
- Modifications to the plumbing layout may be made by a licensed plumber providing all modifications are compliant to relative standards.
- Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of influence. Alternative footing system may be sought should this occur.



CHRIS REISSIG BUILDERS

DOUGLAS DESIGN & DRAFTING PTY LTD

is this drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 33 02

Acc No: CC7092

ABN 56 514 751 521

Revision

Rev A 11/5/2017

Rev C 28/5/2017

Project

Address

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale

1:200

Layout A0.5 OF 22

Date

6/6/2017

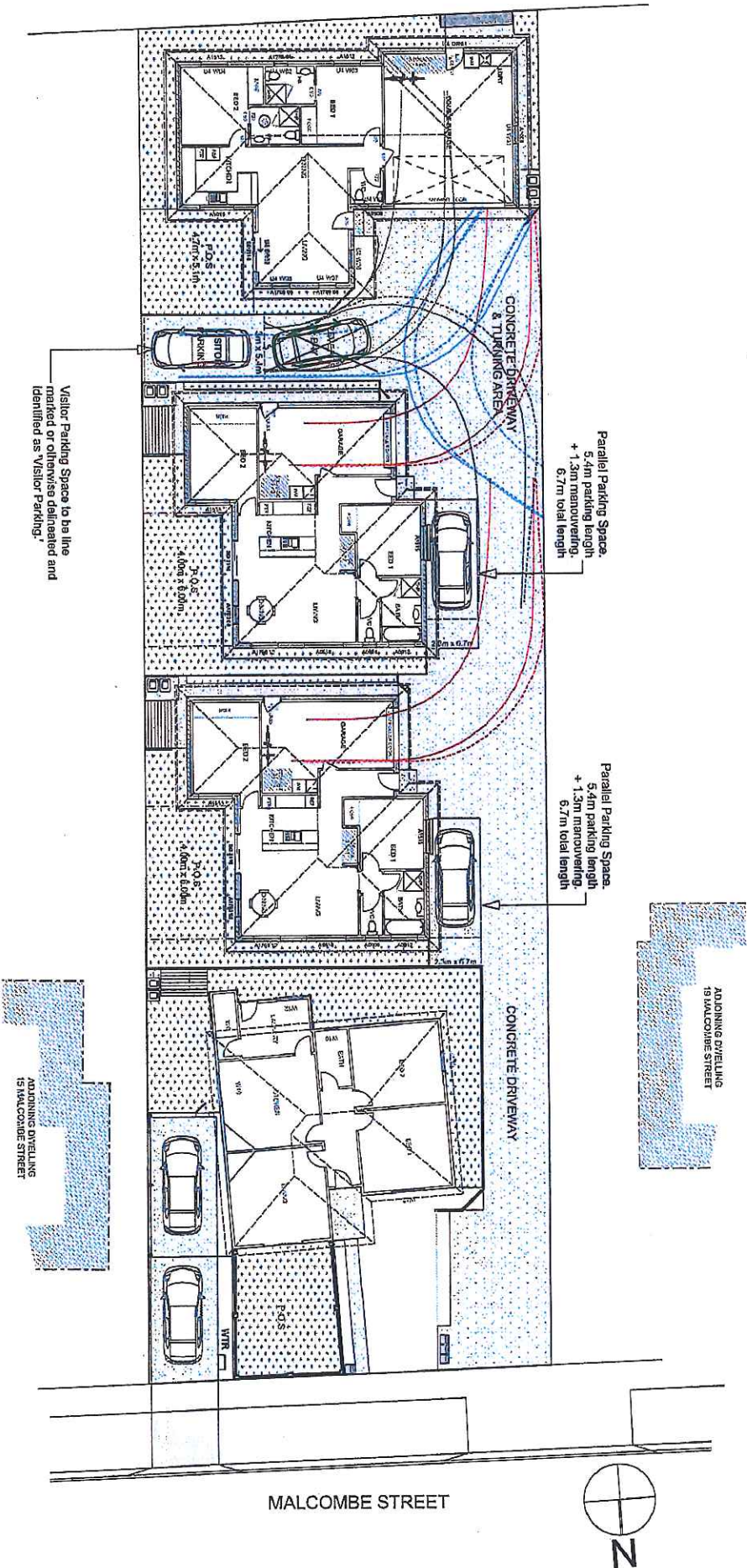
Issue

Planning

Site Plan - Plumbing
Drawing No. 170405

1-33

JOINING DWELLING
8 DOBHOUSE STREET



Visitor Parking Space to be line marked or otherwise delineated and identified as 'Visitor Parking'.



CHRIS REISSIG BUILDERS PTY LTD

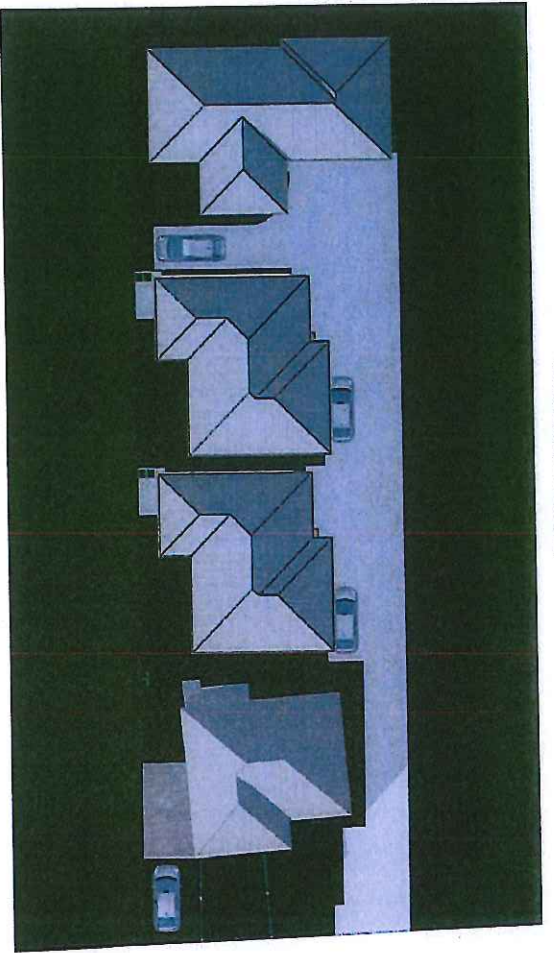
DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

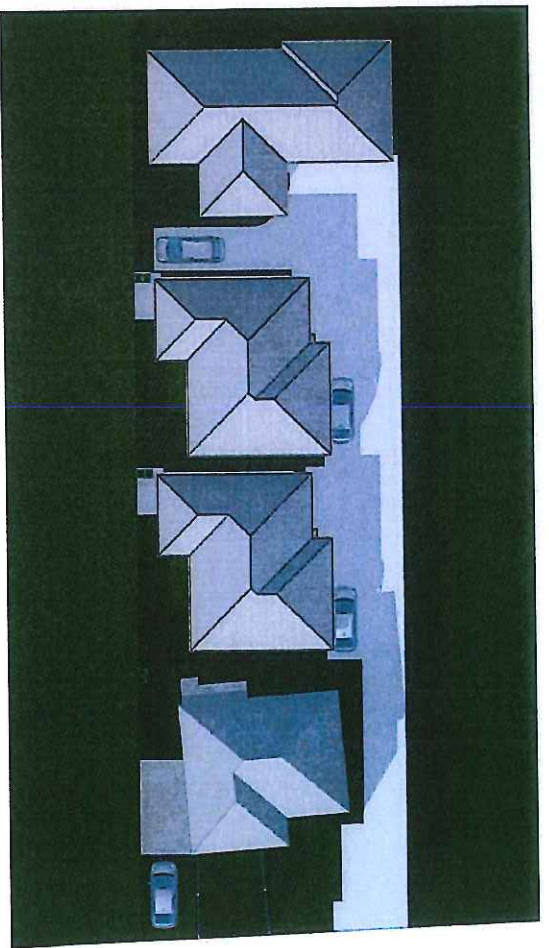
Revision	Project	Scale	Layout
Rev A 11/9/2017	Proposed Unit Development	1:200	A06 OF 22
Rev B 18/5/2017	Address	Date	Site Plan - Turning
Client	Lot 2, No. 17 Malcombe Street, Longford TAS 7301, Chris Reissig Builders Pty Ltd	18/05/2017	Drawing No. 170405
PH 0437 00 33 02		Issue	
Acce No. CCT092		Planning	
ABN 59 614 751 824			
d.d@dougdsgndrafting.com			

EXHIBITED

21st June 9.00am



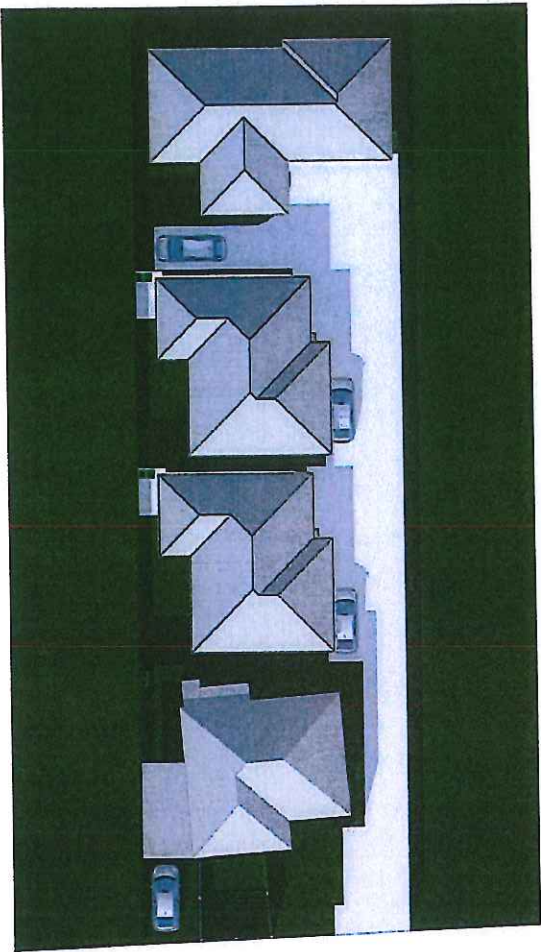
21st June 10.00am



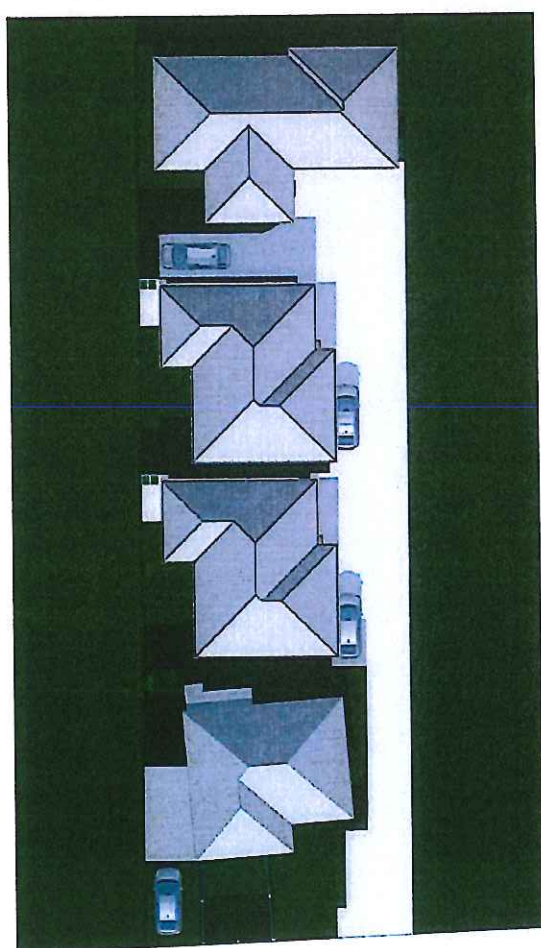
AMENDED

1-234

21st June 11.00am



21st June 12.00pm



CHRIS REISING BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

dale@douglasdesignanddrafting.com

PH 0437 00 93 02

Aec No. CCT092
ABN 56 614 761 921

Revision
Rev A 1/16/2017

Project
Address

Client

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reising Builders Pty Ltd

Scale

NTS

Date

18/05/2017

Issue

Planning

Layout

A0.7 OF 22

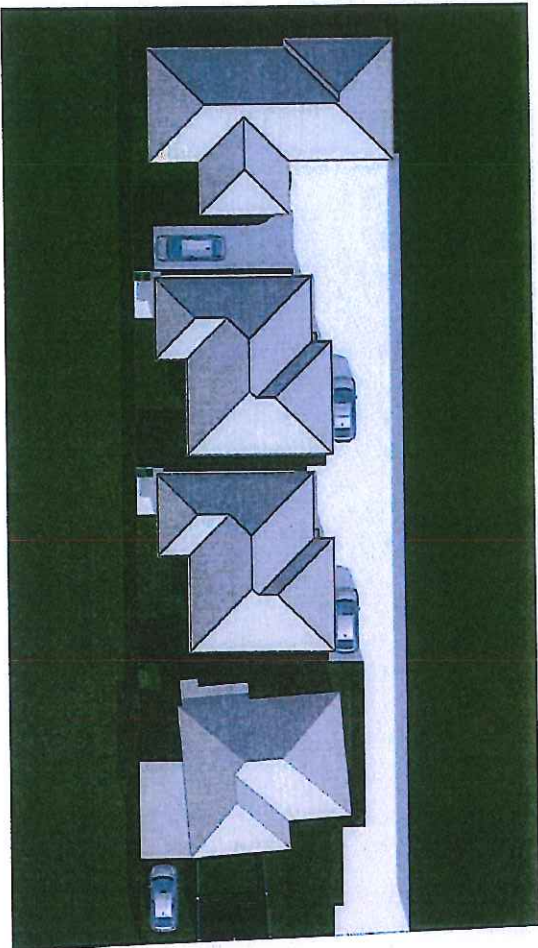
Shadow Diagrams

Drawing No.

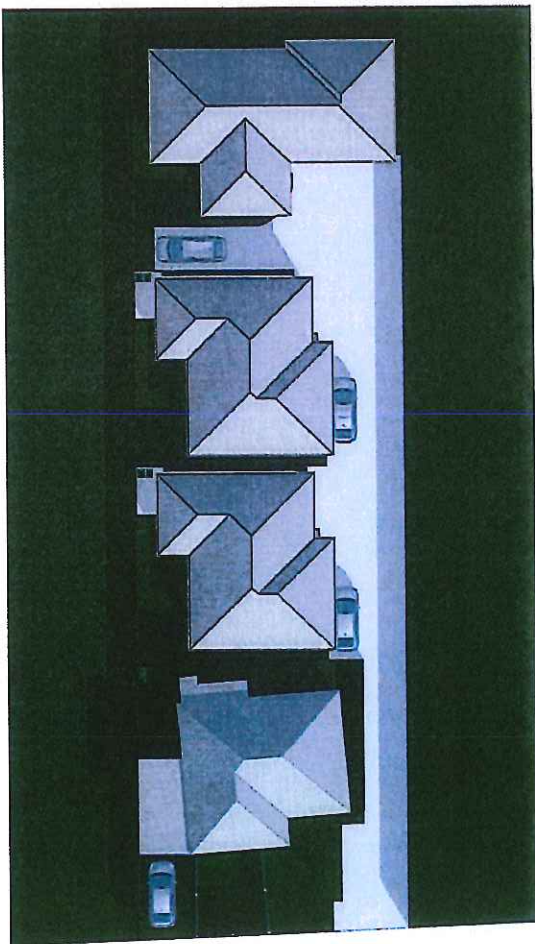
170405

EXHIBITED

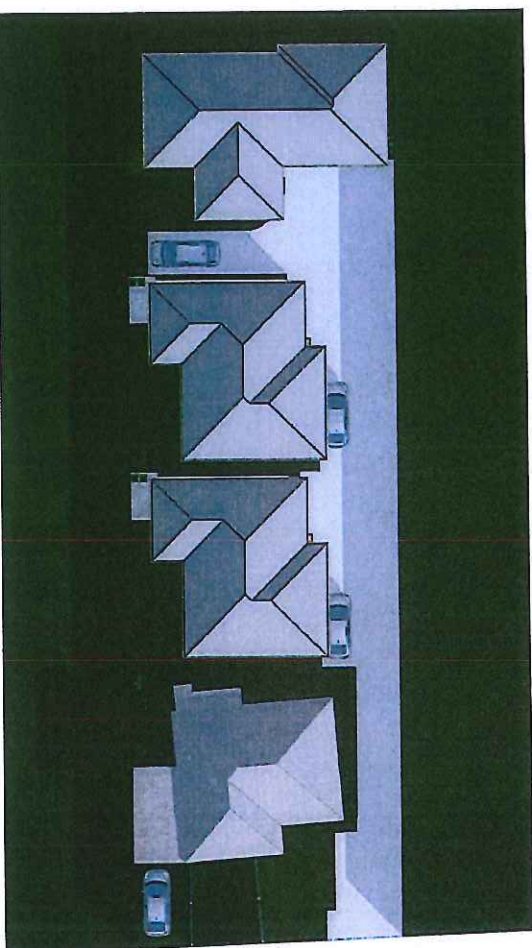
21st June 1.00pm



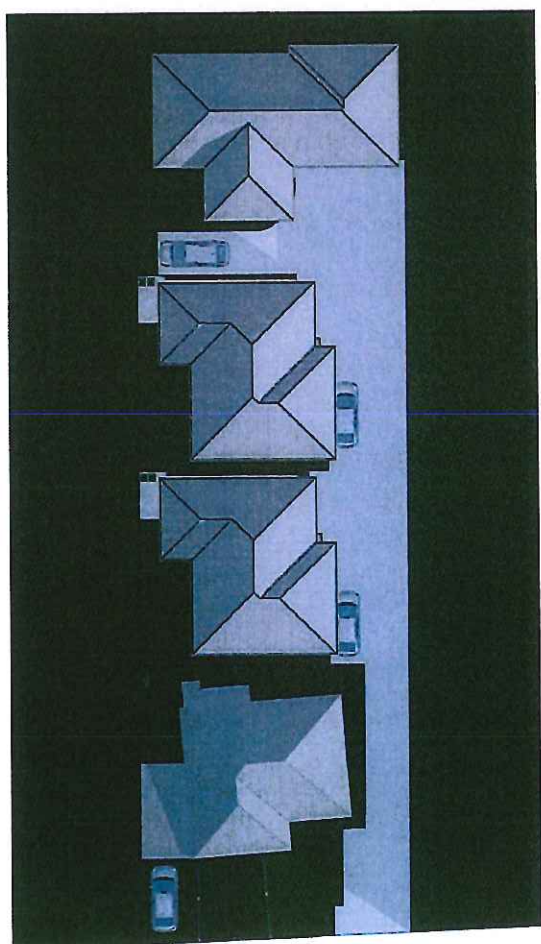
21st June 2.00pm



21st June 3.00pm



21st June 4.00pm



1-235



CHRIS REISSIG BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 33 02

Acc No. CC7092
ABN 56 614 751 521

Revision

Rev A 11/5/2017

Project

Address

Client

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale

NTS

Date

18/05/2017

Issue

Planning

Layout

A08 OF 22

Drawing No.

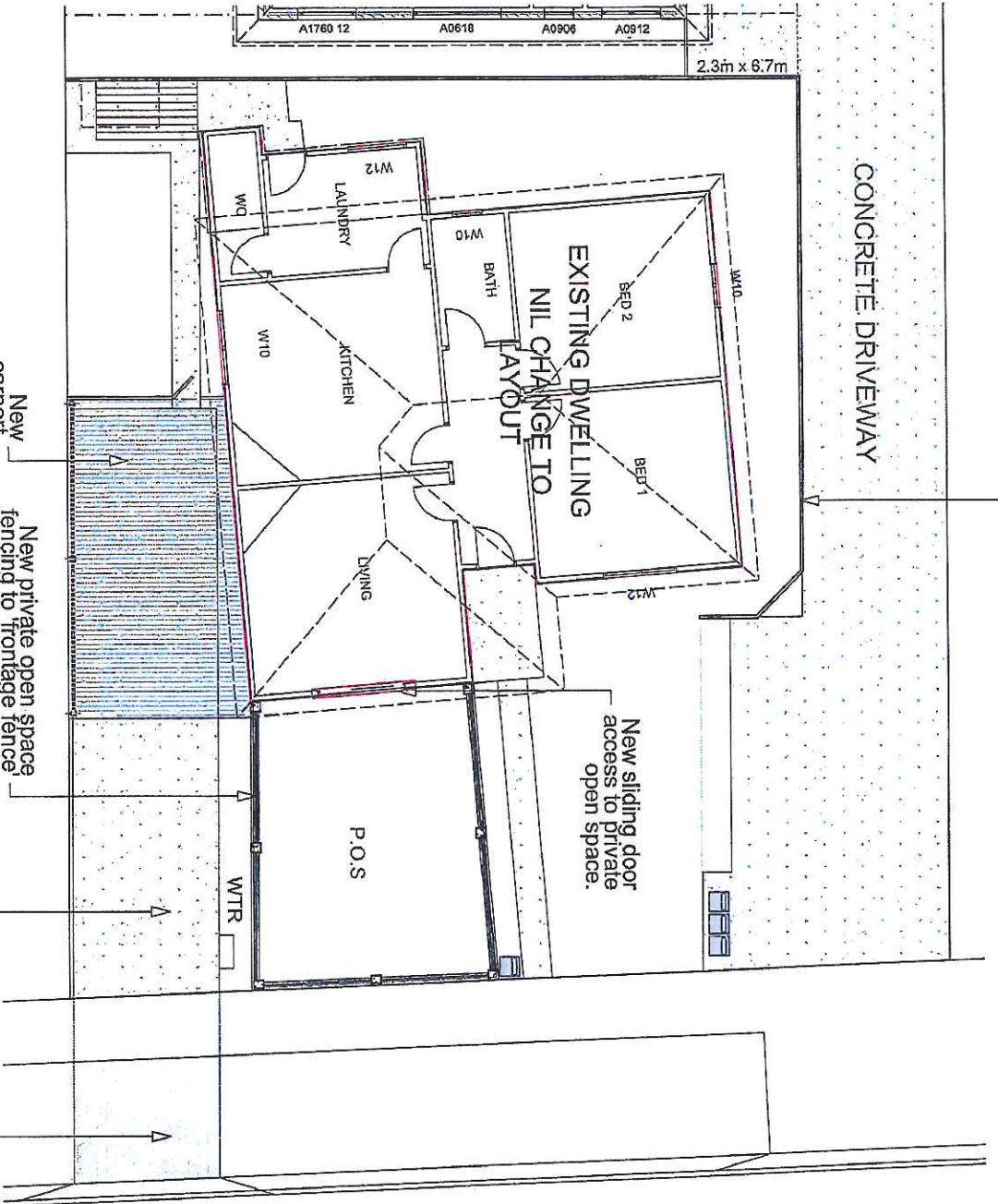
Shadow Diagrams
170405

EXHIBITED

New 1.8m fence.

CONCRETE DRIVEWAY

2.3m x 6.7m



MALCOMBE STREET



AMENDED

1-236



CHRIS REISSIG BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@douglasdesignanddrafting.com

Region

Project

Proposed Unit Development
Lot 2, No.17 Malcombe Street
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale

1:100

Layout

A1.1 OF 22

PH 04637 00 33 02

Address

Lot 2, No.17 Malcombe Street
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Date

18/05/2017

Issue

Planning

Acn No. CC7092
ABN 56 614 751 821

Client

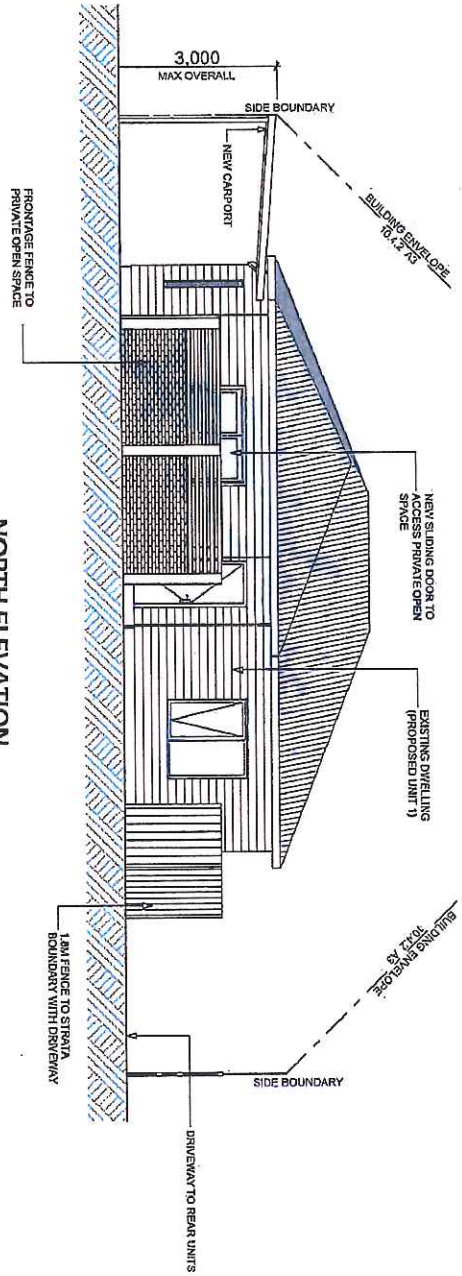
Chris Reissig Builders Pty Ltd

Issue

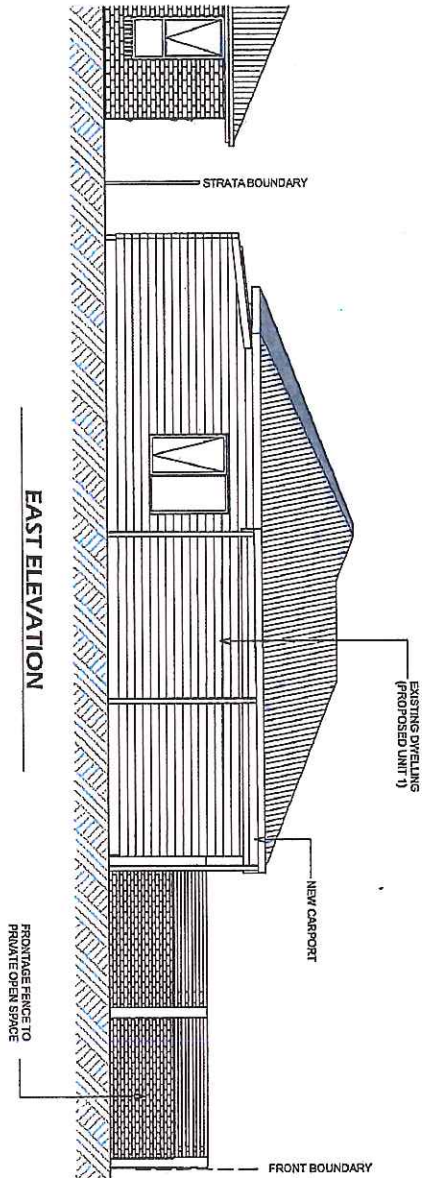
Planning

Drawing No.

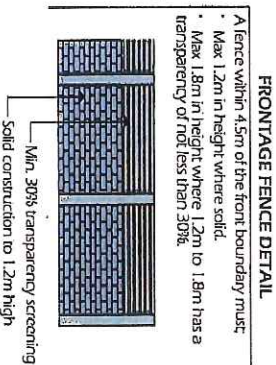
170405



NORTH ELEVATION



EAST ELEVATION



AMENDED



CHRIS REISSIG BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@doouglasdesignanddrafting.com

PH 0437 00 33 02

Acc No. CCG7092
ABN 55 614 761 521

Revision

Project

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale

1:100

Layout

A1.2 OF 22

Date

18/05/2017

Issue

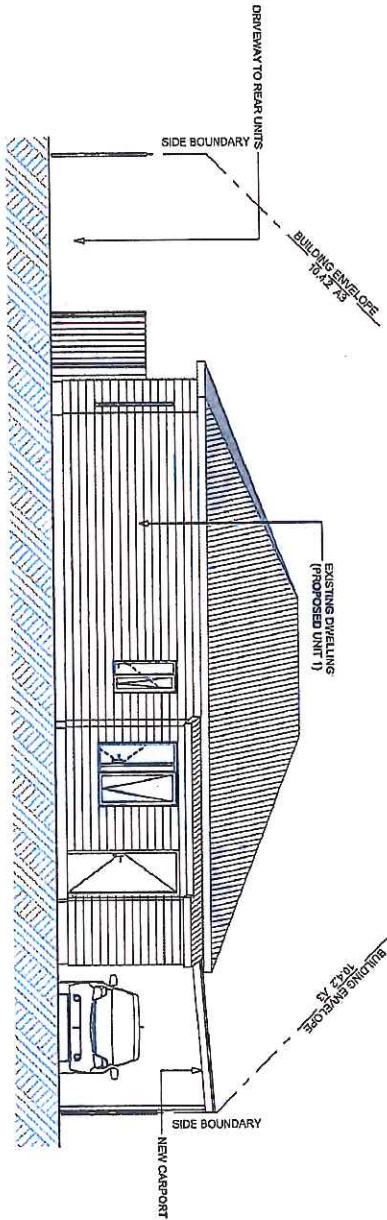
Planning

Client

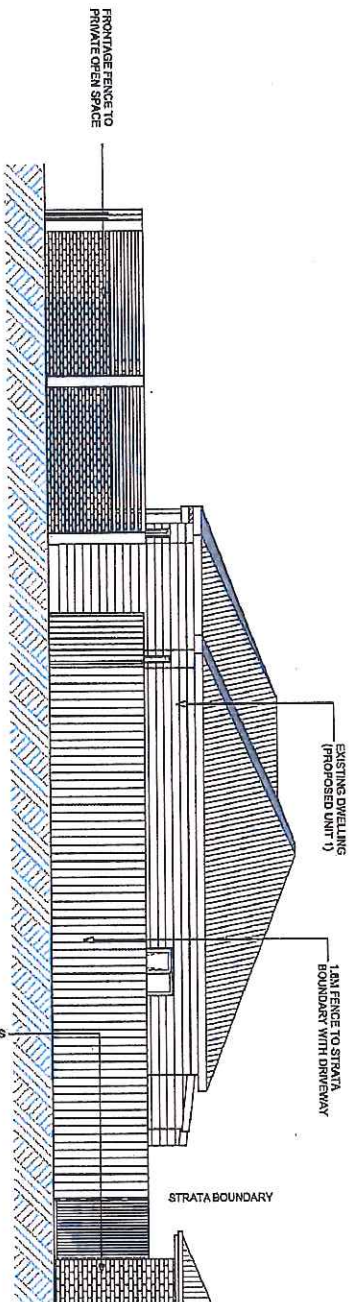
Unit 1 Elevations

Drawing No.

170405



SOUTH ELEVATION



WEST ELEVATION

AMENDED



CHRIS REISSIG BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

ddr@douglasdesignanddrafting.com
 PH 0437 00 38 02
 PO Box 66 614 751 521
 ABN 56 614 751 521

Revision
 Project Address
 Client

Proposed Unit Development
 Lot 2, No. 17 Malcombe Street
 Longford TAS 7301,
 Chris Reissig Builders Pty Ltd

Scale 1:100
 Date 18/05/2017
 Issue Planning

Layout A1.3 OF 22
 Unit 1 Elevations
 Drawing No. 170405



CHRIS REITSSIG BUILDERS Pty Ltd
 DOUGLAS DESIGN & DRAFTING PTY LTD

date@douglasdesignanddrafting.com
 PH 0437 00 33 02
 Acc No. CC7092
 ABN 96 614 751 521

Revision
 Rev A 11/9/2017
 Rev B 18/5/2017

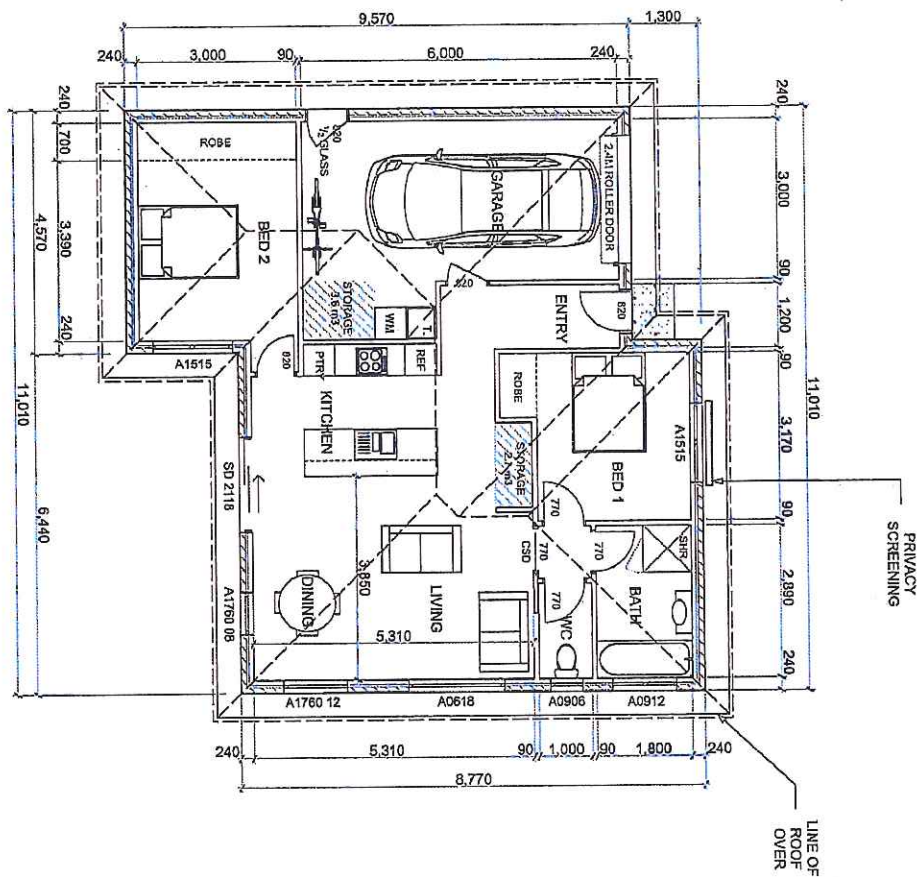
Project
 Address
 Client

Proposed Unit Development
 Lot 2, No. 17 Malcombe Street,
 Longford TAS 7301,
 Chris Reitssig Builders Pty Ltd

Scale
 Date
 Issue
 1:100
 18/05/2017
 Planning

Layout
 A2.1 OF 22

Drawing No. 170405
 Unit 2 Floor Plan



AMENDED





CHRIS REISSIG BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 33 02

Acc No. CCT092
ABN 56 614 751 521

Revision

Project

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale

Layout

Unit 2 Elevations

Drawing No. 170405

Issue

Planning

Date

18/05/2017

1:100

A22 OF 22

Client

Address

11/16/2017

2,400

450mm

450mm

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

22.5°

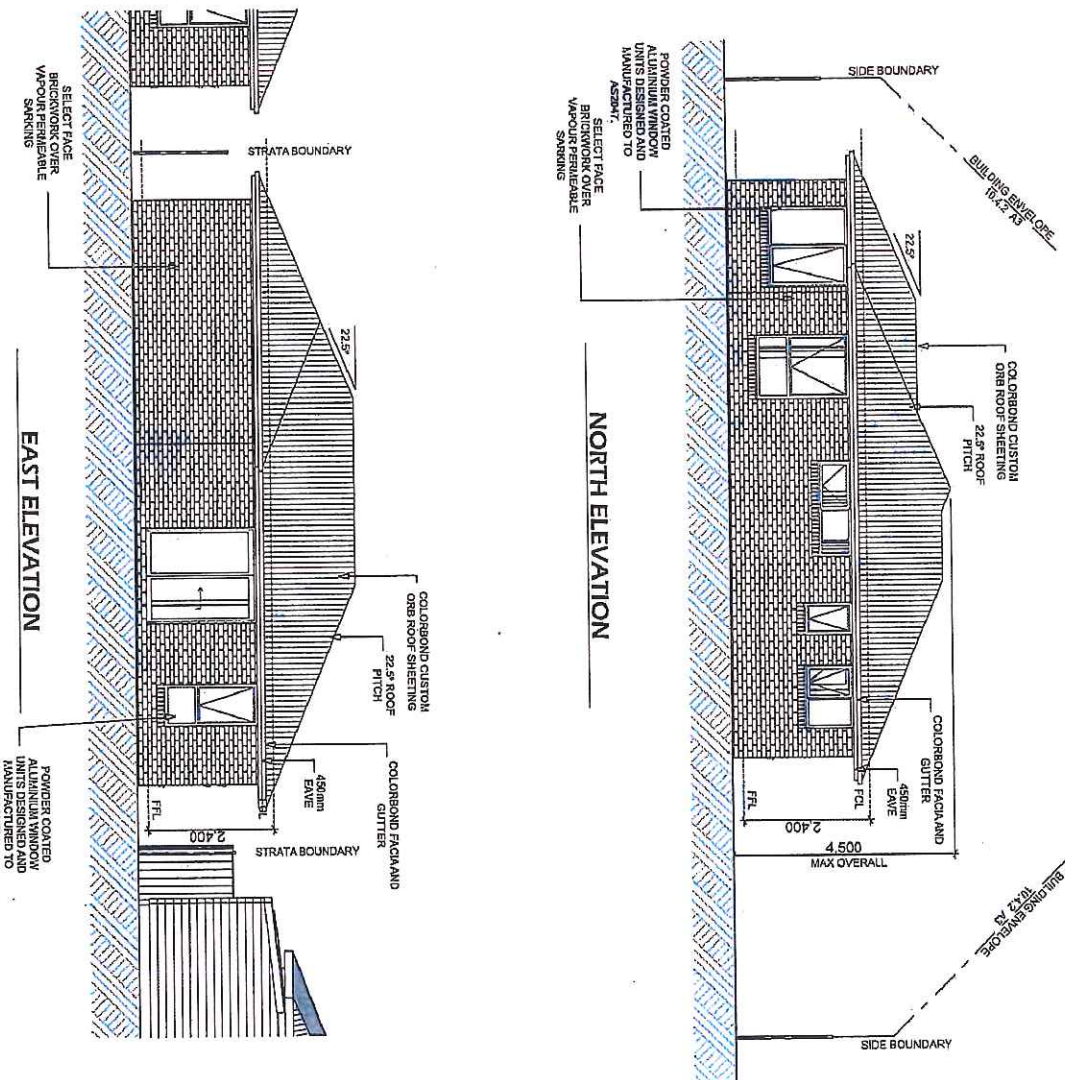
22.5°

22.5°

22.5°

22.5°

22.5°



AMENDED



CHRIS REISSIG BUILDERS PTY LTD
 DOUGLAS DESIGN & DRAFTING PTY LTD
 PH 0437 00 33 02
 Acce No. CCT092
 ABN 56 614 751 921

Requisition
 Rev A 11/05/2017
 Rev B 18/05/2017

Project
 Address
 Client

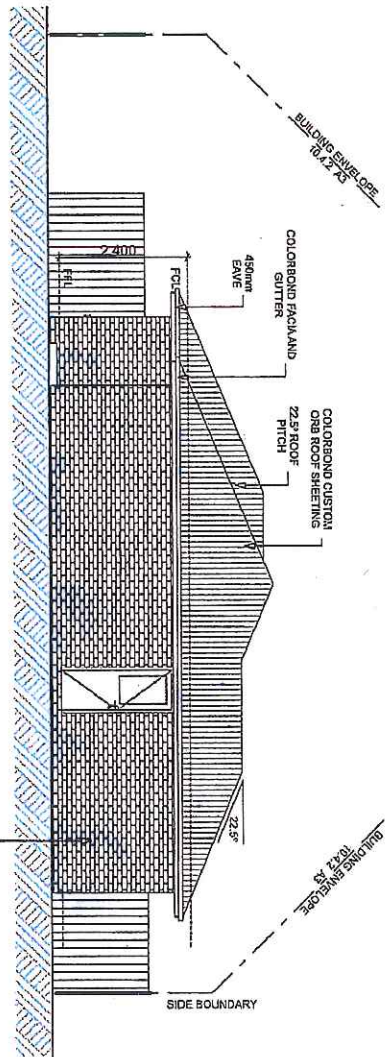
Proposed Unit Development
 Lot 2, No. 17 Malcombe Street,
 Longford TAS 7301,
 Chris Reissig Builders Pty Ltd

Scale
 Date
 Issue

1:100
 18/05/2017
 Planning

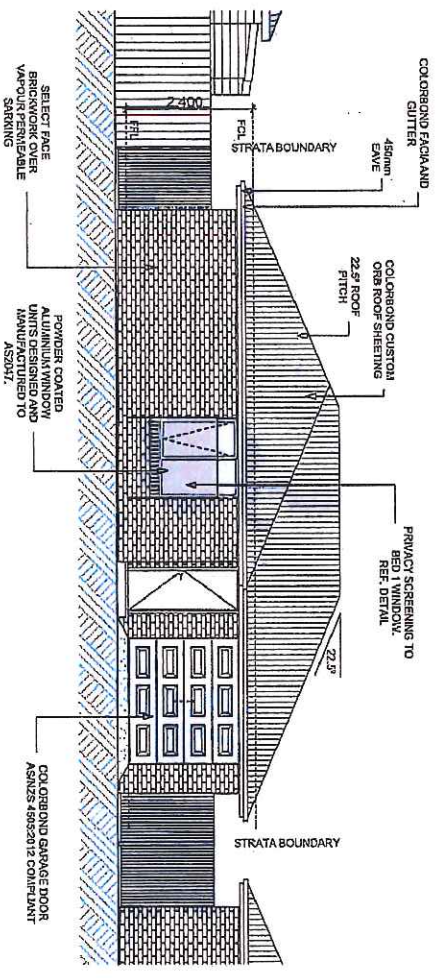
Layout
 A23 OF 22
 Unit 2 Elevations
 Drawing No. 170405

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.



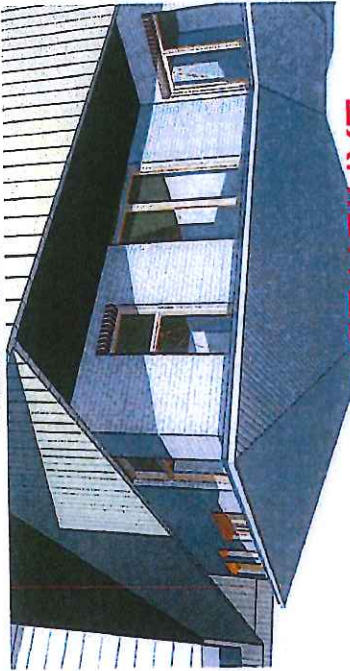
SOUTH ELEVATION

AMENDED

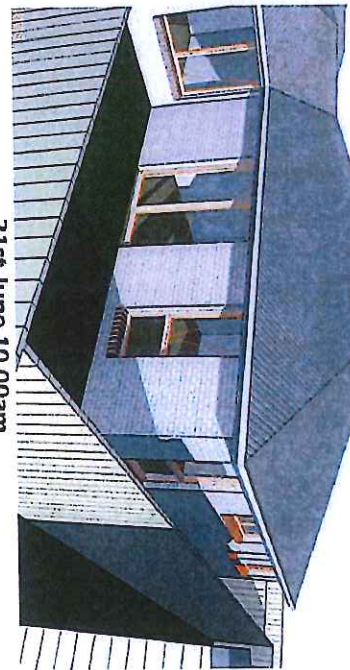


WEST ELEVATION

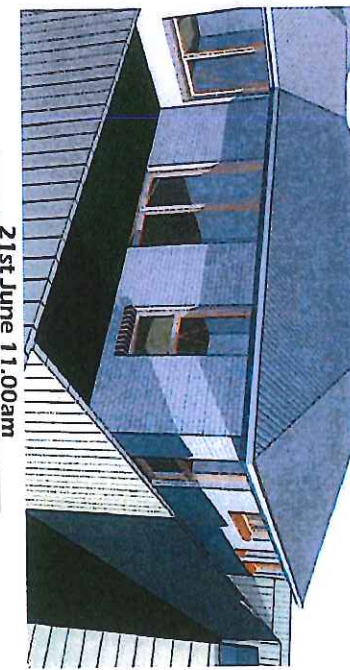
EXHIBITED



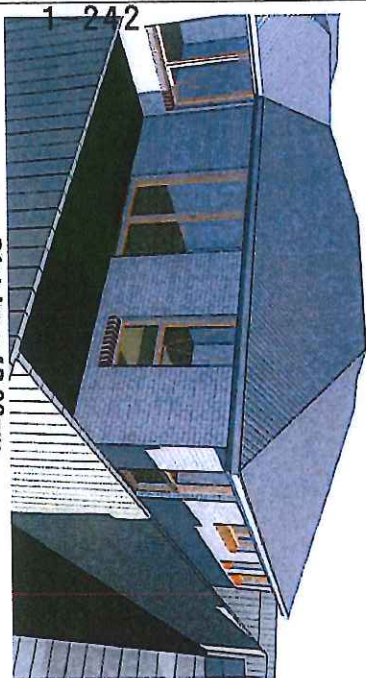
21st June 9.00am



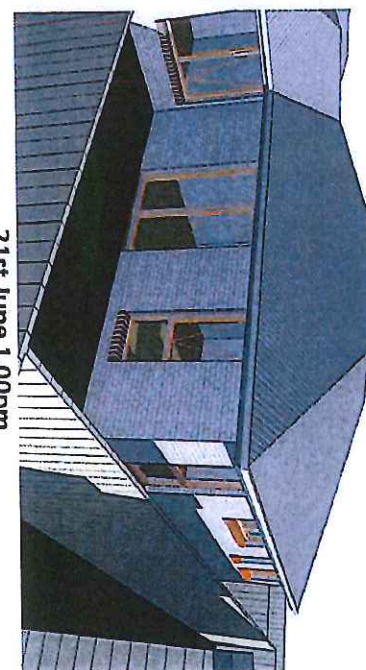
21st June 10.00am



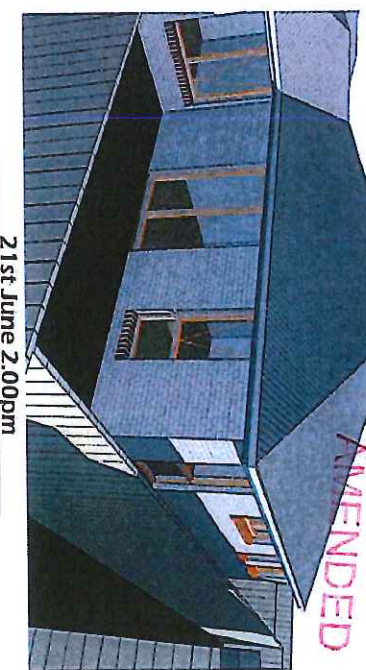
21st June 11.00am



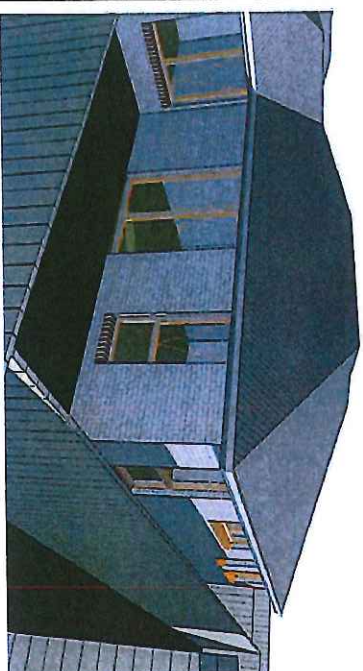
21st June 12.00pm



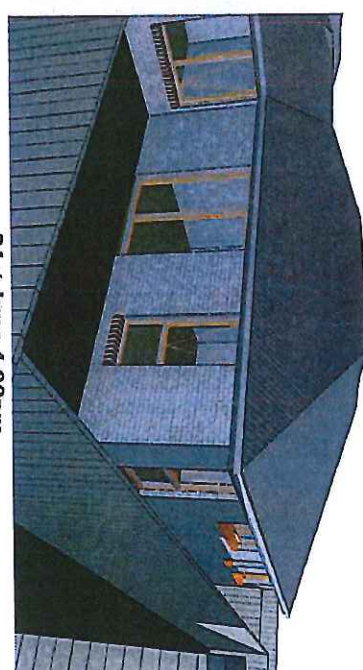
21st June 1.00pm



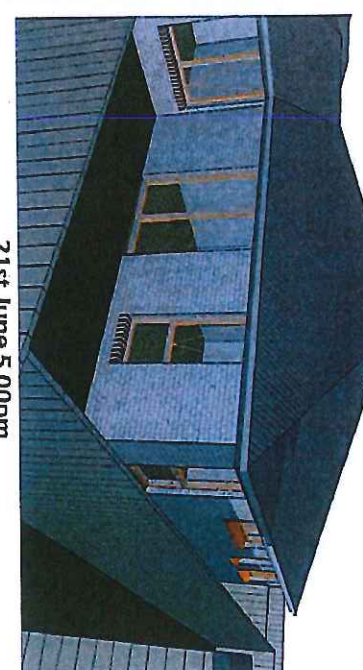
21st June 2.00pm



21st June 3.00pm



21st June 4.00pm



21st June 5.00pm



CHRIS REISSIG BUILDERS PTY LTD

chris@reissigbuilders.com.au

Rev/Iss

Project

Proposed Unit Development

Scale

NTS

Layout A24 OF 22

DOUGLAS DESIGN & DRAFTING PTY LTD

PH 0437 00 33 02

Rev/Iss

Address

Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Date

18/05/2017

Unit 2 Shadow Diagrams

Ace No. CCG792

Rev/Iss

Client

Chris Reissig Builders Pty Ltd

Issue

Planning

Drawing No. 170405

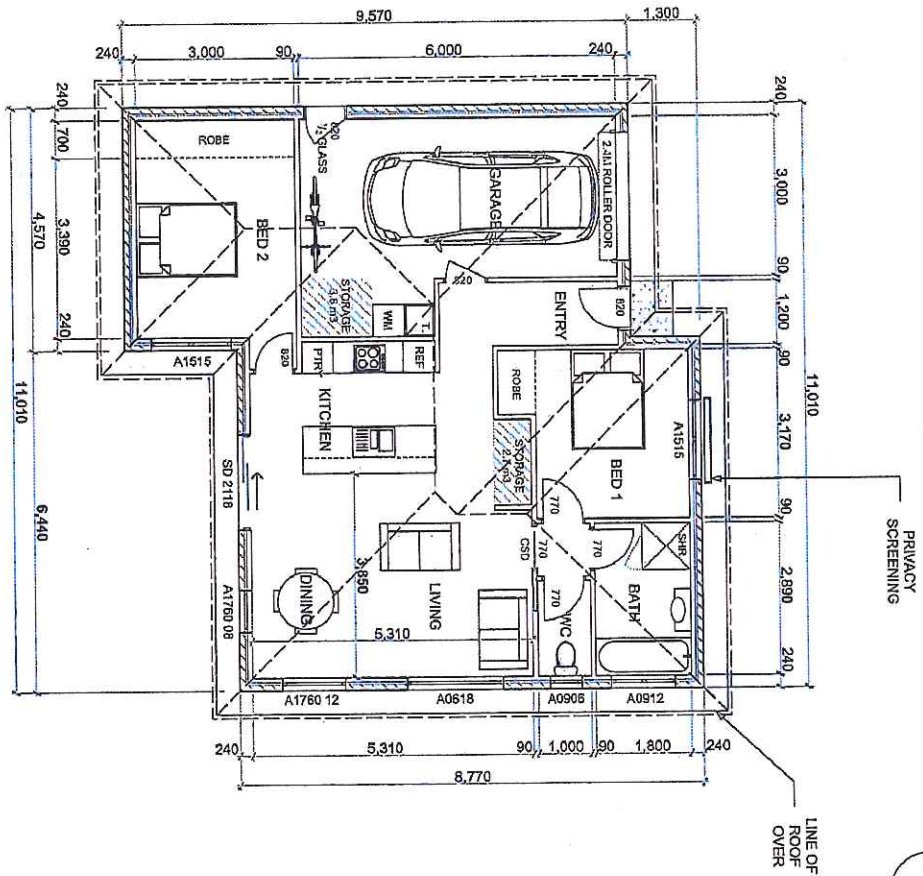
This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.



CHRIS REISSIG BUILDERS PTY LTD

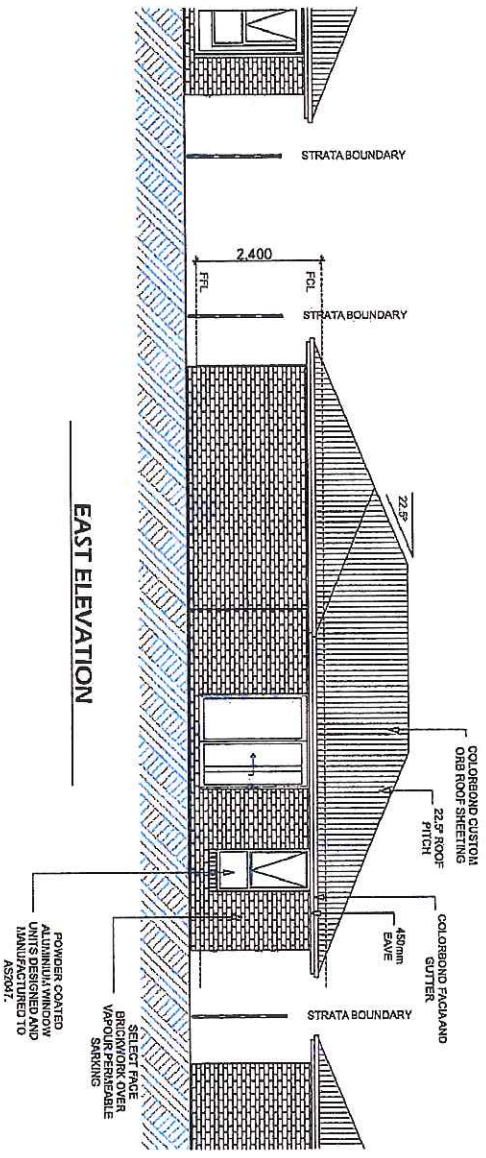
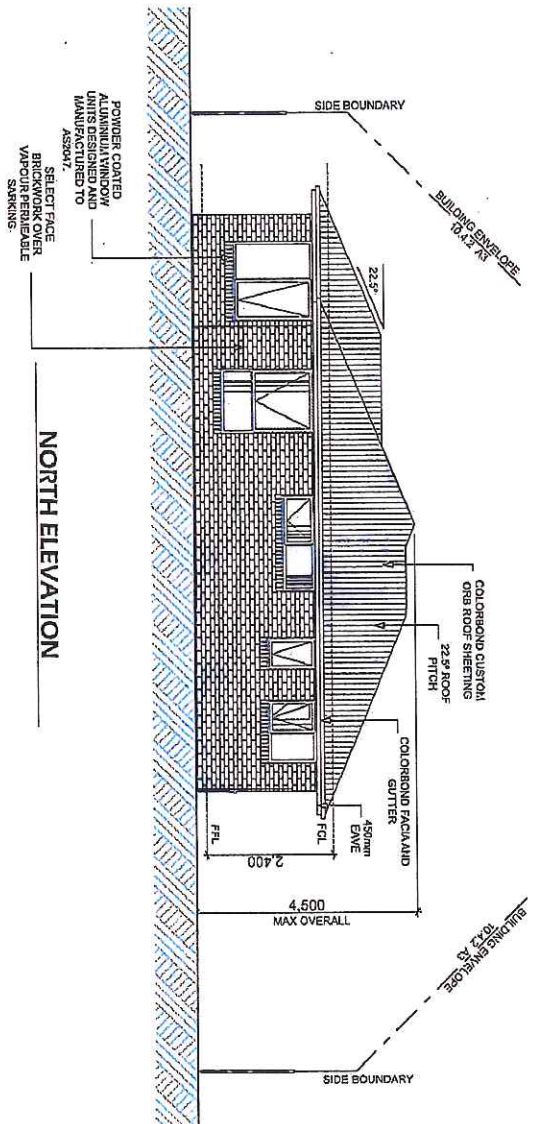
DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.



AMENDED

Revision	Project	Scale	Layout
Rev A - 11/6/2017	Proposed Unit Development	1:100	A3.1 OF 22
Rev B - 18/5/2017	Address	Date	Unit 3 Floor Plan
	Lot 2, No. 17 Malcombe Street, Longford TAS 7301, Chris Reissig Builders Pty Ltd	18/05/2017	Drawing No. 170405
	Client	Issue	
		Planning	
date@douglasdesignanddrafting.com			
PH 0497 00 33 02			
Acc No. CCT092			
ABN 56 614 751 521			



AMENDED



CHRIS REISSIG BUILDERS

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@ douglasdesignanddrafting.com	Revision	Project	Scale	Layout
PH-0437 00 33 02	Rev A 11/6/2017	Address	1:100	A32 OF 22
Proposed Unit Development		Lot 2, No. 17 Malcombe Street,	Date	Unit 3 Elevations
Longford TAS 7301,		Chris Reissig Builders Pty Ltd	18/05/2017	
ABN 56 614 751 521		Client	Issue	Drawing No. 170405
			Planning	



CHRIS REISSIG BUILDERS (WA)

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 33 02

Acc No. CC7092
ABN 59 614 751 521

Revision
Rev A 11/5/2017

Project
Address

Proposed Unit Development
Lot 2, No.17 Malcombe Street,
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

Scale
1:100

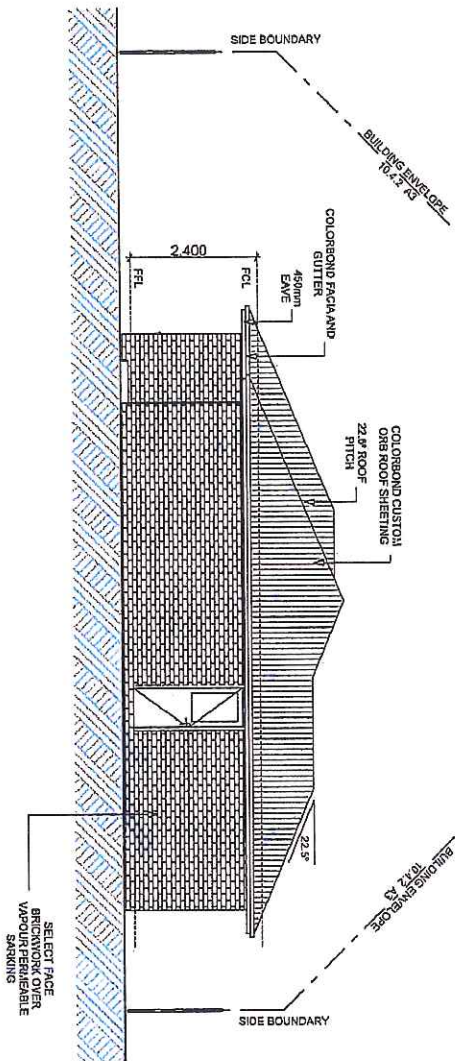
Date
18/05/2017

Issue
Planning

Layout
A33 OF 22

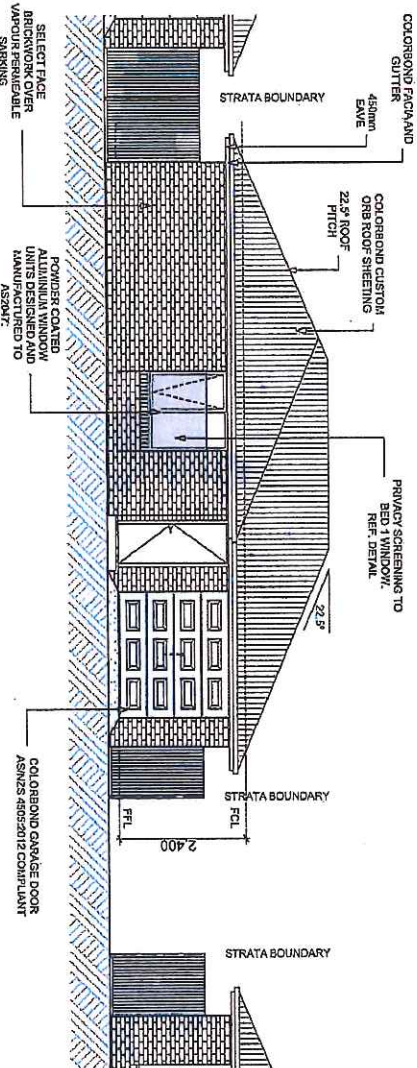
Unit 3 Elevations

Drawing No. 170405



SOUTH ELEVATION

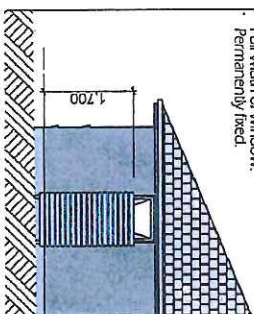
AMENDED



WEST ELEVATION

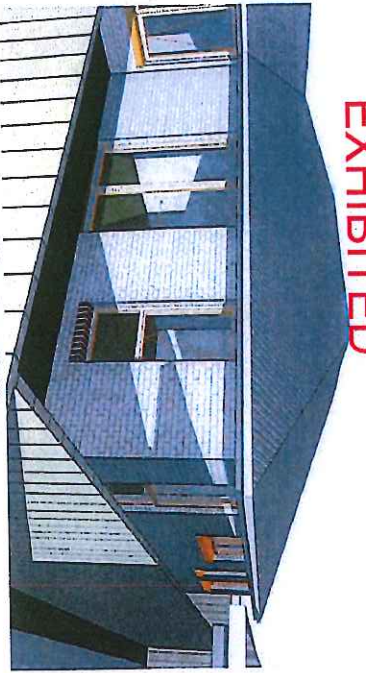
WINDOW PRIVACY SCREENING

- Privacy Screening to windows must be:
- Uniform transparency of no more than 25%.
- Min height of 1.7m above floor level.
- Full width of window.
- Permanently fixed.

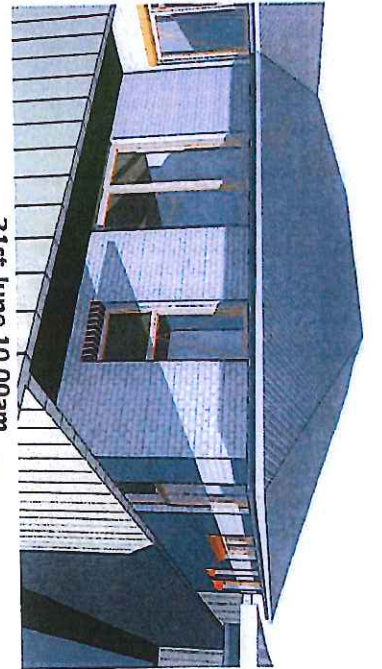


EXHIBITED

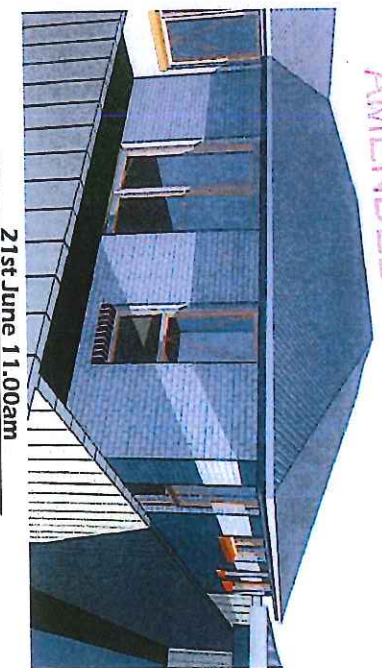
AMENDED



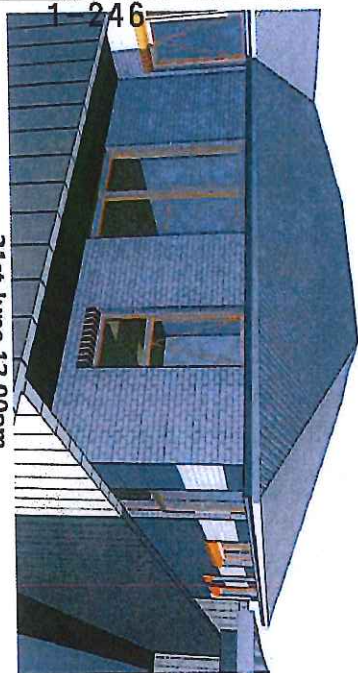
21st June 9.00am



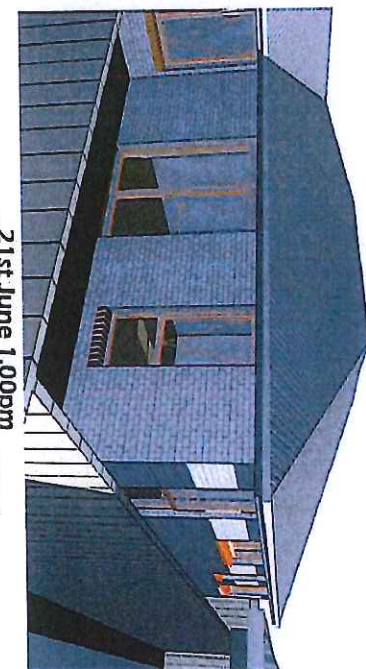
21st June 10.00am



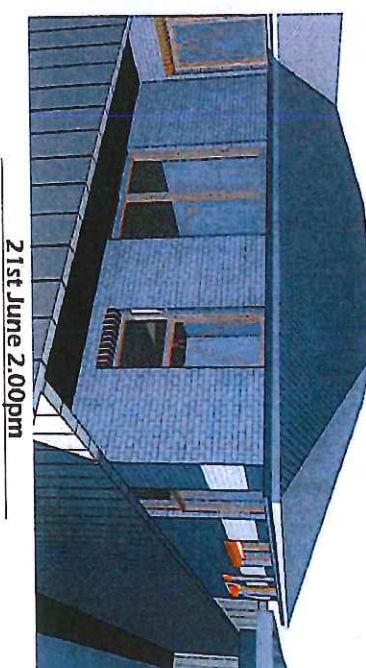
21st June 11.00am



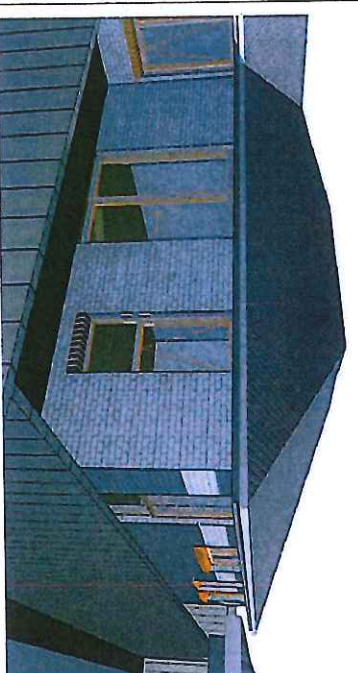
21st June 12.00pm



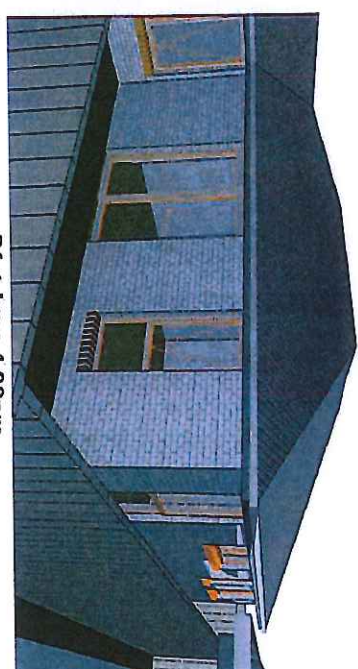
21st June 1.00pm



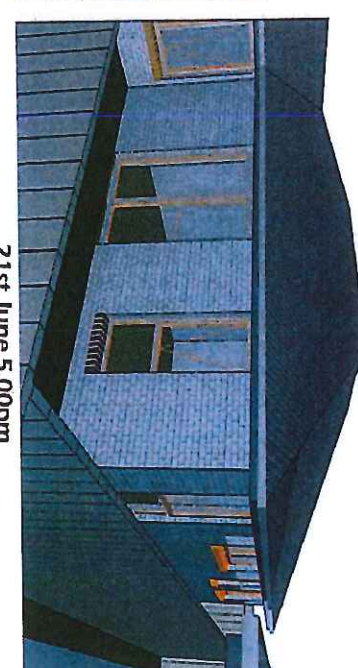
21st June 2.00pm



21st June 3.00pm



21st June 4.00pm



21st June 5.00pm

1-246



CHRIS REITSIG BUILDERS INC

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in later stages without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 33 02

App No. C07092
ABN 56 614 751 821

Revision
Rev A 11/05/2017

Project
Address

Proposed Unit Development
Lot 2, No. 17 Malcombe Street,
Longford TAS 7301,
Chris Reitsig Builders Pty Ltd

Scale
Date

NTS
18/05/2017
Issue
Planning

Layout
A3.4 OF 22

Unit 3 Shadow Diagrams
Drawing No 170405



CHRIS REISSIG BUILDERS

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 33 02

Ace No. CC7092

ABN 56 614 751 521

Revision

Project

Proposed Unit Development

Scale

Layout

A4.2 OF 22

Date

Unit 4 Elevations

Issue

Planning

Client

Chris Reissig Builders Pty Ltd

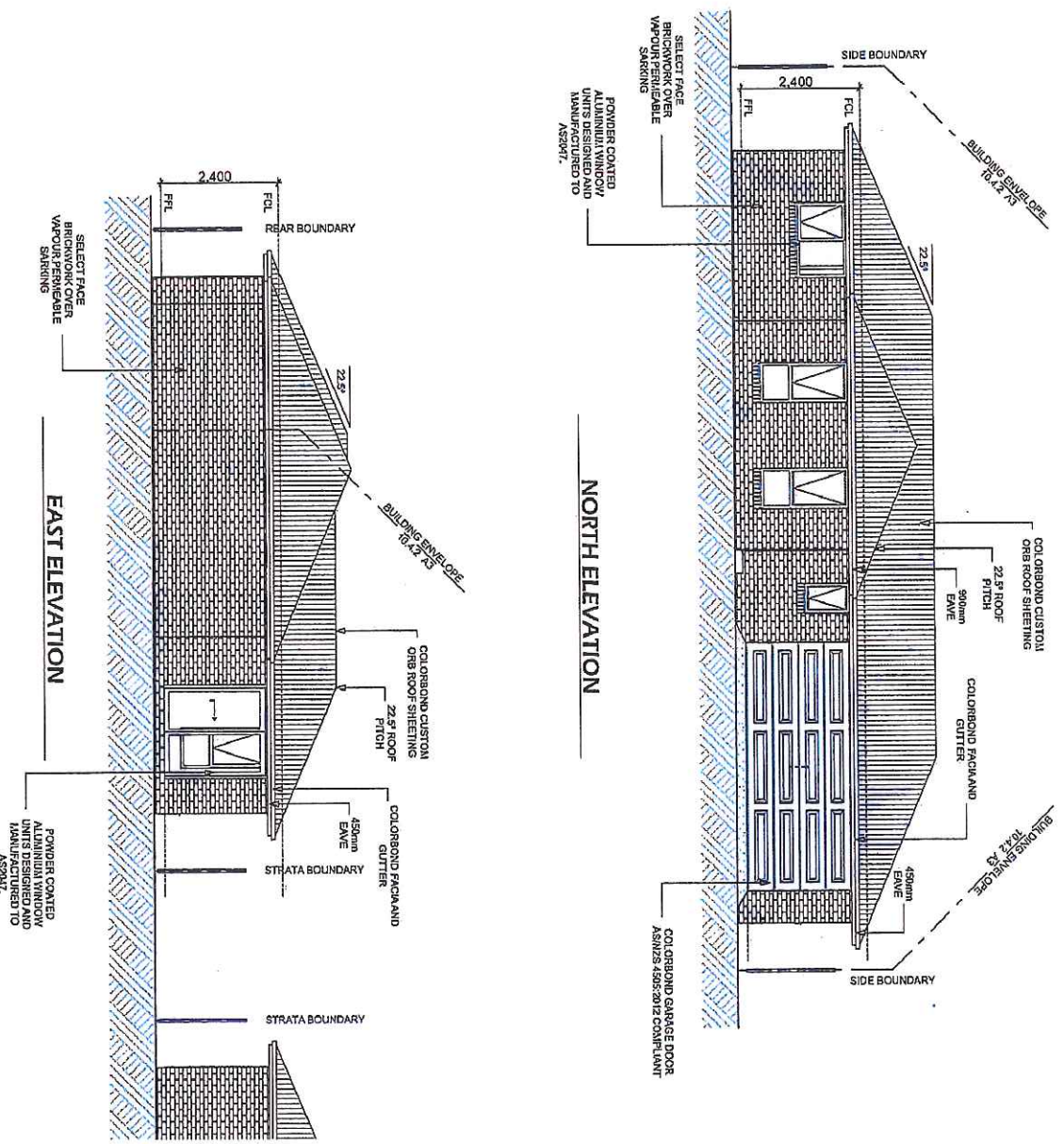
18/05/2017

170405

Lot 2, No. 17 Malcombe Street, Longford TAS 7301,

1:100

170405



AMENDED



CHRIS REISSIG BUILDERS PTY LTD

DOUGLAS DESIGN & DRAFTING PTY LTD

This drawing is the sole property of Douglas Design & Drafting Pty Ltd and may not be used in part or whole without written consent.

date@douglasdesignanddrafting.com

PH 0437 00 53 02
Acc No. CC7092
ABN 55 614 751 521

Revision

Project

Address

Scale

Date

Issue

Planning

Layout

A4.3 OF 22

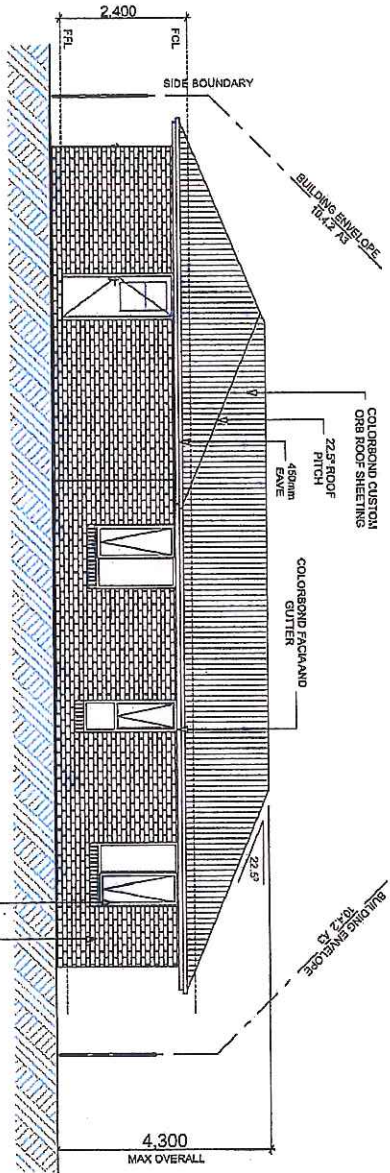
Unit 4 Elevations

Drawing No. 170405

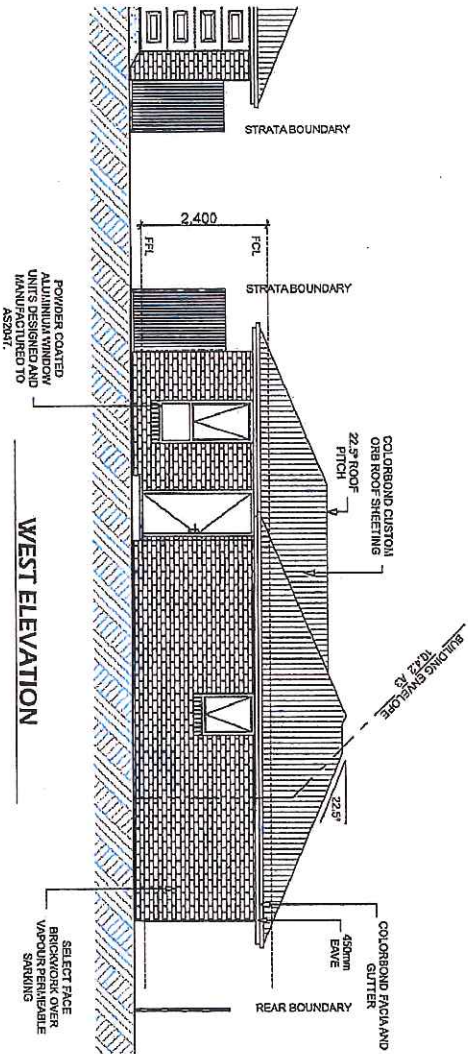
Proposed Unit Development
Lot 2, No.17 Malcombe Street
Longford TAS 7301,
Chris Reissig Builders Pty Ltd

1:100
18/05/2017

4.300 MAX OVERALL



SOUTH ELEVATION



WEST ELEVATION

AMENDED

JMG Ref: J172226CL
Client Ref:

5th June, 2017

Chris Reissig Builders
PO Box 27
PROSPECT TAS 7250

Dear Chris,

RE: 17 Malcombe Street, Longford

We have undertaken calculations on the stormwater discharge from the new units, and provide the results herewith.

1. Assumption/Requirements from Council

Existing house	do not count in calculation
Balance area (approx.)	800 m ²
Units roof area, total approx.	320 m ²
Driveway and hardstand	225 m ²
Balance - lawns, gardens, etc	255 m ²
Limiting outflow	2 year undeveloped flow
Holding capacity for new work	ARI 20 year storm

2. Calculations

The stormwater requirement has been calculated by using a spreadsheet developed by Geoff Brayford, Senior Civil Engineer at our Launceston Office. A printout of the calculation sheet is attached, and shows the following:

Area (total) 800 m ²	
Undeveloped 2 year runoff	0.003 m ³ /sec
Developed runoff	0.015 m ³ /sec
Developed storm event	86.6 mm/hour
Storage requirement (total)	6.4 m ³

3. Storage Proposal

It is proposed to achieve this storage as follows (these proposals are based on there being a very low fall from the rear of the block to the street). As a result of this low fall, it is proposed to provide storage above ground where it accommodates roof runoff, and then to provide shallow low areas in the driveways. Both these systems will have small diameter outlets.

a) Roof areas

Each unit will be provided with a slimline 'Tankworld' tank of 1,525 litres (1.575 m³), totalling 4.7 m³. This is more than proportionately required given the ratio of roof areas above, but is appropriate.

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
Infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
Infofntn@jmg.net.au

www.jmg.net.au

Principals:
IT Johnston
CG Purdon
CC Holloway
GL Atherton

Associates:
RC Berry
R Bessell
MS Clark
NP Stolp
RAJ Child
CJ Males

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

b) Drive

The required volume of the drives can be accommodated by two low areas 15 m x 4 m x 0.1 m water depth, dished towards a small central grated poly pit. This provides 3.5m³ volume in total.

All the tanks and pits will be fitted with a nominal 40 mm outlet. This is somewhat problematic, as it is prone to blockage. However, there is no real alternative in this situation.

Summary

In summary, the total required storage is 6.4 m³, to be accommodated by:

3 x	Roof water storage tanks of 1.575 m ³	=	4.7 m ³
2 x	Depressed areas, in the driveway of 1.75 m ³ each	=	<u>3.5 m³</u>
		Total	8.2 m ³

A sketch of the driveway storage areas is attached.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD



Dale Luck
SENIOR CIVIL ENGINEER

Encl.

PROJECT MALCOMBE STREET LONGFORD

Printed

30/05/2017

Rainfall location **LONGFORD**

IFD

CLIMATE CHANGE intensity %

0%

1.000

Multiplier

Program

Total Area

800

m2

Geoff BRAYFORD

0.08 Ha

0,0008 Km2

Johnstone McGee and Gandy

UNDEVELOPED RUNOFF

Time of Concentration

Sheet & Chanel

ARI **2** years

Tcv

Hortons

Sheet flow

Length-m

60

0.5

Grade-%

$Tcs = 107 * N * (L^{.333}) / (S^{.2})$

1987 AR&R

N

0.0275

Bare Soil

Tof C-mins

13.1

V=0.1 m/s

Tch

Kirpich

Channel Flow

Length-m

0

0.0

Grade-%

$Tch = 0.0195 * Lc^{.77} * Sc^{(-.385)}$

Tof C-mins

0.0

V=0.0 m/s

Tof C-mins

13.1

$T = Tcs + Tch$

Time of Concentration

By Bransby Williams

$T = 58 * L / S^{.2} / A^{.1}$

Length-m

Grade-%

Area-m2

Tof C-mins

V=0.2 m/s

Rainfall Intensity

Tof C=

13.1

mins

TofC by Sheet & Chanel

Rain I

34.6

mm/hr

Co-efficient of Runoff

Area

%

Cof R

Fract Imp

1

2

3

TOTAL

75.00%

CofR

Fy

Adopt

CofR=

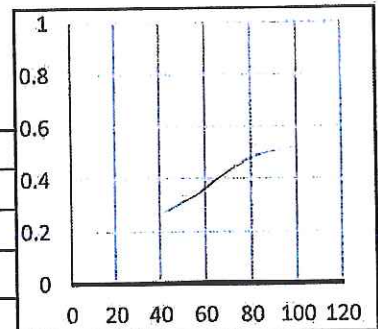
0.40

< Manually Entered C of R

Discharge

0.003

m3/s



DEVELOPED RUNOFF

Time of Concentration

Sheet & Chanel

ARI years

Tcv

Hortons

Sheet flow

Length-m

Grade-%

N

0.045

Average Grass

$T_{cs} = 107 * N * (L^{.333}) / (S^{.2})$

Tof C-mins

V=0.0 m/s

1987 AR&R

Tch

Kirpich

Channel Flow

Length-m

Grade-%

$T_{ch} = 0.0195 * L^{.77} * S^{(-.385)}$

Tof C-mins

V=0.0 m/s

Tpip

Length-m

Velocity m/s

velocity based

Tof C-mins

Tof C-mins

$T = T_{cs} + T_{ch} + T_{pip}$

Time of Concentration

By Bransby Williams

$T = 58 * L / S^{.0.2} / A^{.0.1}$

Length-m

Grade-%

Area-m2

Ha

Tof C-mins

V=0.2 m/s

Rainfall Intensity

Tof C=

mins

<Manually Entered Tof C

Rain I

mm/hr

Co-efficient of Runoff

Fract Imp

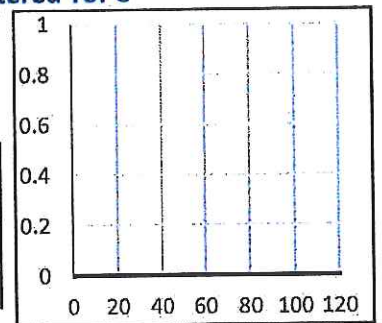
Area

%

Cof R

1	300	37.5%	0.95	0.36
2	250	31.3%	0.95	0.30
3	250	31.3%	0.40	0.13
TOTAL	800	100.0%		

0.00%



CofR

Fy

Adopt

CofR=

0.78

Discharge

m3/s

BASIS OF ANALYSIS & ASSUMPTIONS

The following analysis assumes a **HIGH EARLY DISCHARGE Outlet**. This must be provided if this Analysis is used
HIGH EARLY DISCHARGE (HED) Maximises the use of storage by ensuring ONLY the peak flows are stored.

To do this early inflows must be released in full. Outflow must = Inflow until the controlled discharge level is reached.

This requires an early build up of head to reach maximum capacity before the storage starts to fill.

This is significantly more efficient and can result in 40% less storage.

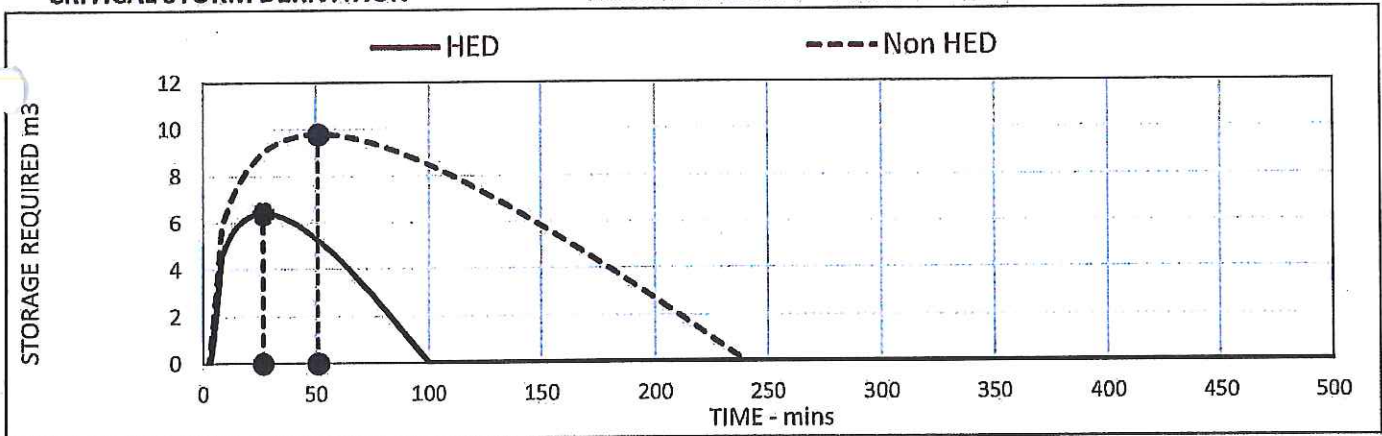
Example..... for a fully controlled site with NO storage Bypass

Comparison Example

Area - m2	800
Developed Flow - m3/s	0.015
Developed Crit T - mins	8.0
Outflow Control - m3/s	0.003

CRITICAL STORM DERIVATION

Asses flows from T= 6 mins to 3600 mins



HED OUTLET

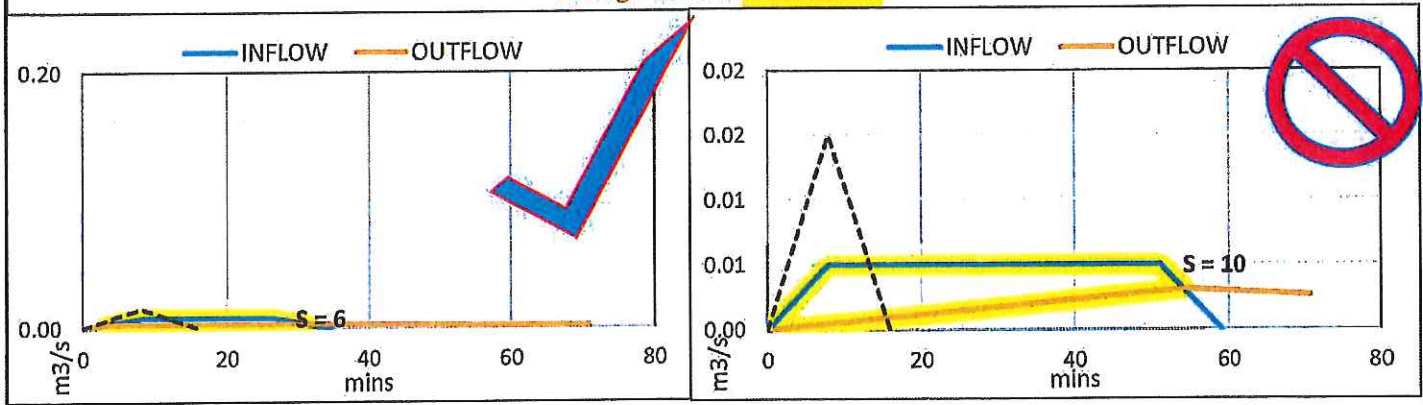
CONTROLLED OUTCOME

NON HED OUTLET

0.44 hrs =	26.5	Critical Storm - mins	51.0 = 0.85 hrs
	0.01	Peak inflow @ Crit T	0.00
	0.00	Peak Outflow @ Crit T	0.00
	6	Basin Required - m3	10
	100%	Basin Ratio	153%

HED is 1.53 * more efficient for the same Control (this example)
Only Need 65% of Non HED storage (this example)

Storage shown



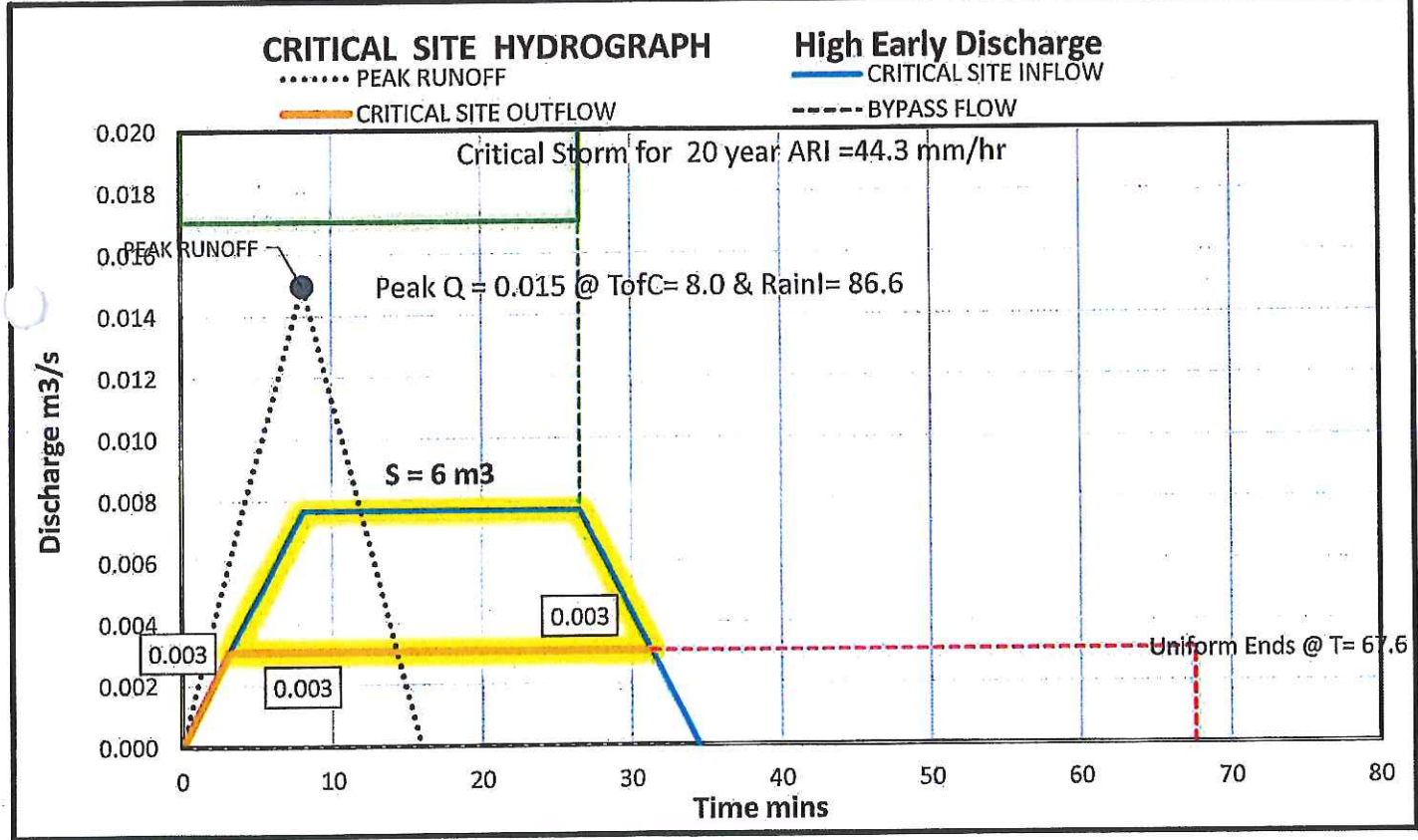
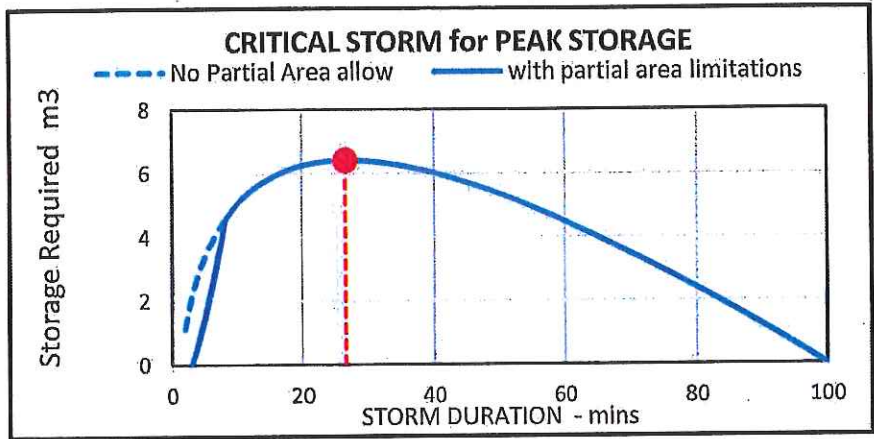
DISCHARGE CONTROL

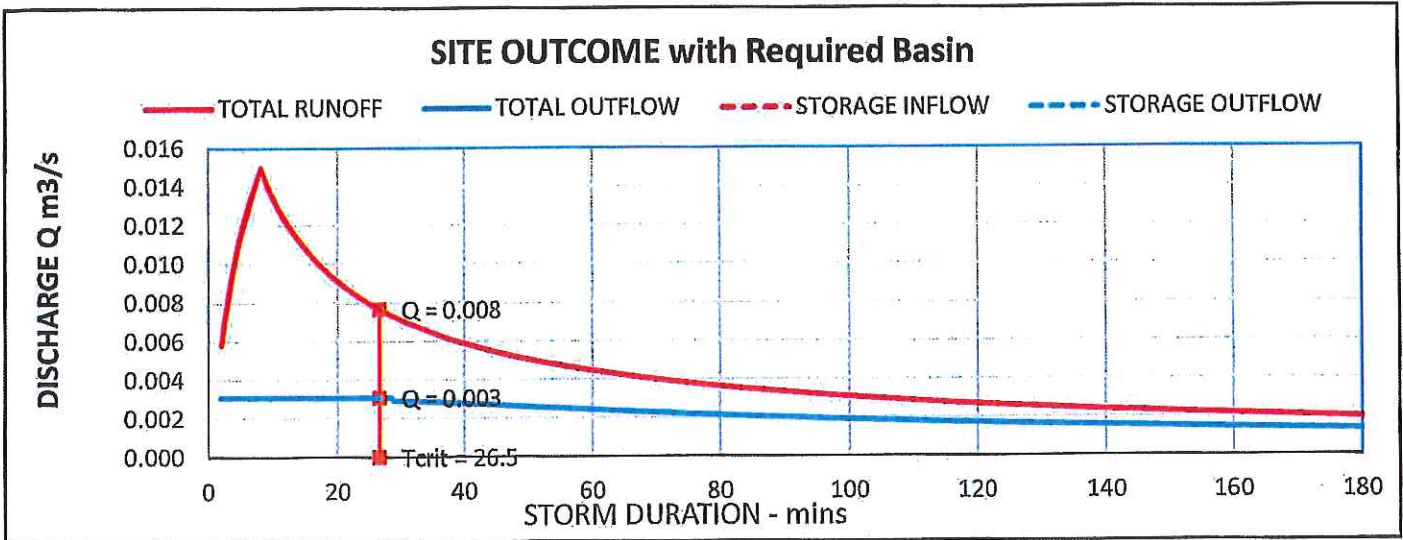
LIMIT Runoff to **0.003 m3/s** Portion of area bypassing Storage **0%**
 Total Area 800 m2 Control is **21%** of developed Runoff Rate of 0.015
 Dev. T of C= 8.0 mins Control is **40%** of Critical storm Peak Inflow of 0.008
 Dev. C of R= 0.78 Storage is **53%** of critical storm runoff volume 12
 Bypass Peak **0.000 m3/s** Controlled Peak **0.01 m3/s**

Free Drain hrs **0.00**
 or mins **0.00**

Critical Storm	26.5 mins
Rain Intent	44.3 mm/hr
Site Runoff	0.008 m3/s
Excess Runoff	0.000 m3/s
Basin Inflow	0.008 m3/s
Basin Outflow	0.003 m3/s
Peak Outflow	0.003 m3/s
Volume Runoff	12 m3
BASIN REQD.	6.4 m3

STORM DURATIONS analysed from 2.0 mins to 56 hrs

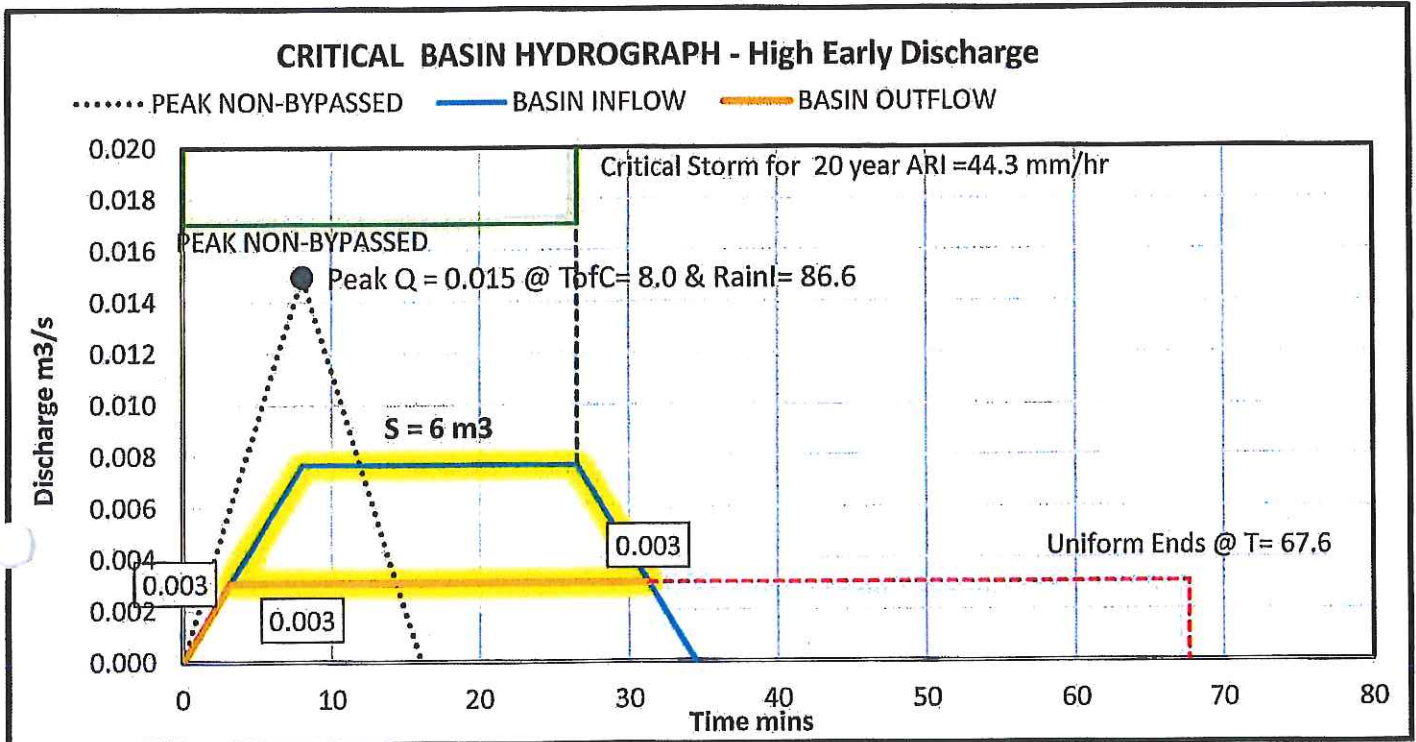




The following hydrograph represents the storage only outcomes

If the site is totally controlled, i.e. the area bypassing storage is zero, then this will be the same as the previous hydrograph

Here the area bypassing the storage is 0% or - m²



OUTLET 1

FLOW INTO BASIN

Orifice Control

$$Q = CdA\sqrt{2gh}$$

Q= 0.015 Peak Non-Bypassed Runoff *less* 0.003 Peak Basin Outflow
 0.012 m³/s Max flowrate into storage

H1 = 0.25 m see page 7 for H1

Cd= 0.8

Area = 0.007

Min Dia

Dia = 0.092 * 1

Chw = 150

K= 3

	Dia	Area	Velocity	KV ² /2g	Min Grade
Min	0.092	0.007	1.77	0.48	2.9% * 1
USE 1	0.150	0.018	0.67	0.07	0.3% * 1

OUTLET2

CONTROLLED OUTLET

Orifice Control

$$Q = CdA\sqrt{2gh}$$

Q= 0.003 m³/s

H2 = 1.2 m see page 7 for H2

Cd= 0.800

Orifice Plate to be chosen

Min Orifice

Dia = 0.032 m

see diagram Page 7

Chw = 150

K= 3

USE	Dia mm	Area	Velocity	KV ² /2g	Grade
Orifice Plate	0.032	0.0008	3.82	2.24	
Outlet Pipe	0.100	0.0079	0.39	0.02	0.2%

HIGH EARLY DISCHARGE

OUTLET PIT GENERAL ARRANGEMENT

All Controllred Runoff area to this Pit through Inlet Pipe

Filling Pipe to be as high as possible to allow head to build up quickly to maximise outflow before storage

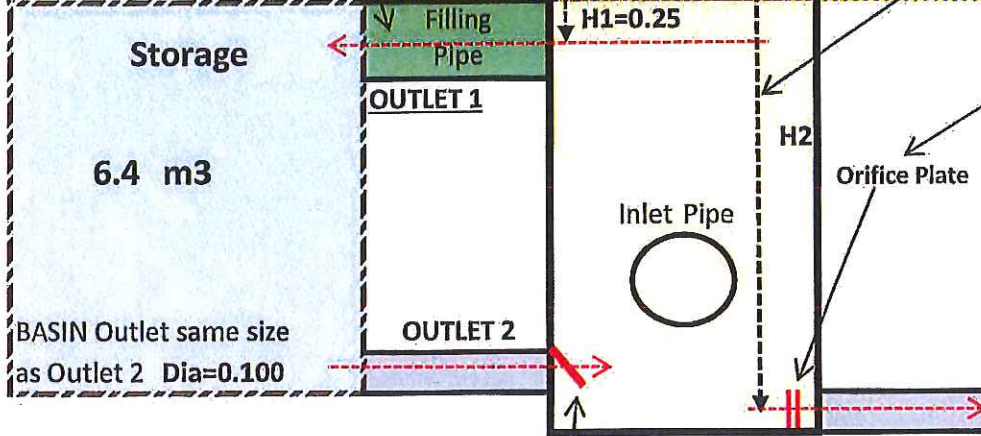
Measure H1 and H2 from Maximum water level to each Outlet - Can be above ground - But check any pipe slope capacity issues

OUTLET 1 - Basin Filling Pipe

Q= **0.012**

Dia = **0.150 * 1**

Grade > **0.3%**



Head H2	Min Orifice
0.800	0.035
0.900	0.034
1.000	0.033
1.100	0.032
1.200	0.032
1.300	0.031
1.400	0.031
1.500	0.030
1.600	0.030

FLAP VALVE to prevent early storage filling

May not be necessary if Outlet 2 is << smaller than Filling Pipe.

NOTE

Any surface storage above the Ground - satisfies HED and can be included....

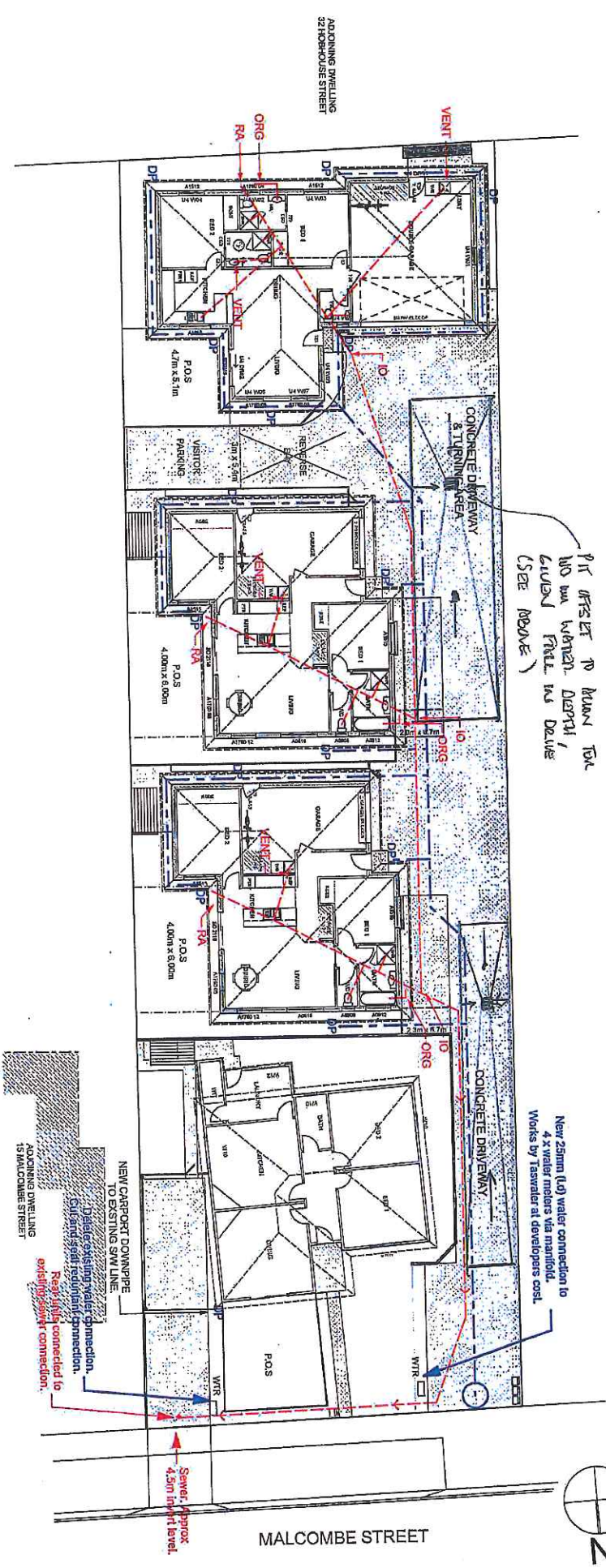
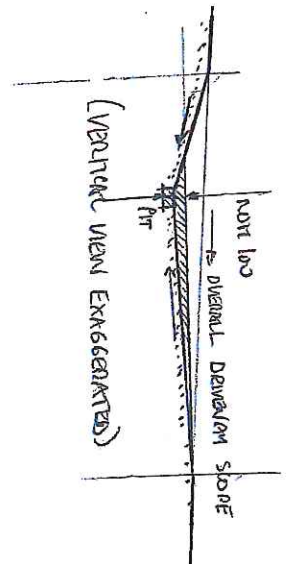
But it must fill by surcharging from this outlet pit, not by direct delivery to the surface storage

for Q= 0.003

Plate Dia = **0.032**

Pipe Dia= **0.100**

Grade > **0.2%**



LEGEND

HB. 80mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.
 S. 100mm Class 6 UPVC Sewer drain at min 1 in 60 grade.
 T. 100mm PVC Downpipe connected to DP SWM system.
 VE. 100mm PVC Downpipe connected to DP SWM system.
 DW. 100mm PVC Downpipe connected to DP SWM system.
 WM. 100mm PVC Downpipe connected to DP SWM system.
 RE. 100mm PVC Downpipe connected to DP SWM system.
 ME. 100mm PVC Downpipe connected to DP SWM system.
 MB. 100mm PVC Downpipe connected to DP SWM system.
 DP. 100mm PVC Downpipe connected to DP SWM system.
 PE. FINISHED FLOOR LEVEL.
 FG. FINISHED GROUND LEVEL.
 NL. FINISHED CEILING LEVEL.
 FO. FINISHED CEILING LEVEL.

Installation and commission of any gas appliances to be performed by a qualified person in accordance with manufacturers instructions.
 In compliance with all local codes and regulations authorities.
 All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.
 AS/NZS 3500 Plumbing & Drainage
 AS/NZS 3500.2:2015 Storm water Drainage
 AS/NZS 3500.4:2002/2015 Heated Water Services
 AS/NZS 3500.5:2012 Housing Installations

Modifications to the plumbing layout may be made by a licensed plumber providing all modifications are compliant to relevant standards.
 Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of influence. Alternative footing system may be sought should this occur.



CHRIS REISSIG BUILDERS
 DOUGLAS DESIGN & DRAFTING PTY LTD
 PH 0437 00 33 02
 Acc No. CC7092
 ASN 55 614 751 921

Project: Proposed Unit Development
 Address: Lot 2, No. 17 Malcombe Street, Longford TAS 7301, Chris Reissig Builders Pty Ltd
 Scale: 1:200
 Date: 26/05/2017
 Issue: Planning
 Layout: A05 OF 22
 Site Plan - Plumbing
 Drawing No. 170405

Revision: Rev A - 17/6/2017
 Rev C - 28/6/2017
 Project: Address: Client:

Chris Reissig Builders
 32 HOBHOUSE STREET
 MALCOMBE STREET

© This drawing is the sole property of Douglas Design and Drafting Pty Ltd and may not be used in part or whole without written consent.

Our ref: 109200.34; P17-127; MZSR Developments
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

9th May 2017

MZSR Developments
PO Box 27
PROSPECT 7250
via email: chrisreissig@bigpond.com

Dear Mr Reissig

Additional Information Required for Planning Application P17-127 - Multiple dwellings x4 (inc. existing dwelling), carport & additional access at 17 Malcombe Street, Longford

I refer to the abovementioned application, which has been reviewed by Council's Planners. The following information is required to compose a valid application under the *Northern Midlands Interim Planning Scheme 2013*:

- **Submission addressing variations**
A submission is required to provide justification against the performance criteria for the variations sought to the planning scheme provisions.
- **Shadow Diagrams**
In order to demonstrate compliance against clauses 10.4.2 A3 and 10.4.4 A2 & A3 (or corresponding performance criteria), please provide shadow diagrams for each unit.
- **Turning Templates**
In order to demonstrate compliance against clause E6.7.2 P2, turning templates for parking spaces associated with units 2-4 & the visitor space are required.
- **Traffic Impact Assessment**
Due to the provision of a second access and reliance on the performance criteria (P1) of clause E4.7.2, a Traffic Impact Assessment is required as per clause E4.5.1.
- **Fees**
Planning application fees are now due and are as follows:
\$491 (application fee) +
\$215 (advertising fee) +
\$720 (\$240 per new unit x 3) +
\$442 (Engineering Assessment Fee) +
\$1320 (11 x variations @\$120 to planning scheme provisions)
NOTE: An additional 3 x variations @\$120 (\$360) may be applicable once shadow diagrams are reviewed.
TOTAL: \$3188

These may be paid over the phone to our receptionist if preferred.

Over Development

A review of the proposal against the planning scheme provisions has shown several variations will be sought to the planning scheme provisions, which raises concern regarding 'over development'.

Proposals considered 'over development' by Council officers will not be approved by delegated authority and will be taken to a Council meeting for a decision.

Indications of over-development could be:

- o Variations to setbacks
- o Variations to private open space (total area)
- o Variations to lot area per unit
- o Overshadowing
- o Deficiency of vehicle manoeuvring

If public exhibition is not complete when the Agenda closes, an extension of time until next Council meeting will be required.

A convincing submission demonstrating that the units have been well designed and meet the planning scheme provisions or a re-design of the unit's layout/reduction in number, may alleviate Council officers' concerns with over-development.

This information is required under Section 51(1AC) of the *Land Use Planning and Approvals Act 1993*. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely



Erin Boer
PLANNER

Erin Boer

From: Erin Boer
Sent: Wednesday, 17 May 2017 4:13 PM
To: 'chrisreissig@bigpond.com'
Subject: Additional Information Required for Planning Application P17-127 - Multiple dwellings x4 (inc existing dwelling), carport & additional access at 17 Malcombe Street, Longford
Attachments: additional info request1.pdf; Fees Due 17.05.2017.pdf
Categories: Registered

Good afternoon Chris

Please see attached letter and fee list.

I note that there are still a number of variations and feel that density would be more appropriate with one less unit. Should you wish to discuss the design further, please don't hesitate to contact me.

Please ensure any further information, if emailed, is sent to planning@nmc.tas.gov.au

Kind Regards



NORTHERN
MIDLANDS
COUNCIL

Erin Boer

Planning Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: erin.boer@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

Our ref: 109200.34; P17-127; MZSR Developments
Enquiries: Erin Boer

17th May 2017

MZSR Developments
PO Box 27
PROSPECT TAS 7250
via email: chrisreissig@bigpond.com



**NORTHERN
MIDLANDS
COUNCIL**

Dear Mr Reissig

Additional Information Required for Planning Application P17-127 - Multiple dwellings x4 (inc existing dwelling), carport & additional access at 17 Malcombe Street, Longford

I refer to the abovementioned application, which has been reviewed by Council's Planners. Receipt is also acknowledged of the revised plans and TIA received on the 15th May 2017. As per my previous letter requesting the further information on the 9th May, the following information is still required to compose a valid application under the *Northern Midlands Interim Planning Scheme 2013*:

- **Submission addressing variations**

A submission is required to provide justification against the performance criteria for the variations sought to the planning scheme provisions.

- **Turning Templates**

I note that the turning templates provided show the visitor park turning area (shown in blue) utilising area marked as 'private area' for unit 3. This also occurs with unit 2 impinging on unit 3's 'private area'. I also note that the eastern garage parking space of unit 4 (shown in green) utilises the visitor parking space to straighten. A revised turning template is required to show this movement can occur while the visitor parking space is occupied.

- **Fees**

Planning application fees are now due (fee list attached) and are as follows:
\$491 (application fee) + \$215 (advertising fee) + \$720 (\$240 per new unit x 3) + \$442 (Engineering Assessment Fee) + \$1200 (10 x variations @\$120 to planning scheme provisions)

TOTAL: \$3068

These may be paid over the phone to our receptionist if preferred.

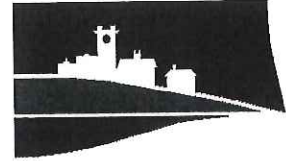
This information is required under Section 51(1AC) of the *Land Use Planning and Approvals Act 1993*. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'EB', is written over a light blue horizontal line.

Erin Boer
PLANNER
Enc: Fee list

Our ref: 109200.34; P17-127; MZSR Developments
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

22-May-2017

MZSR Developments
PO Box 27
PROSPECT 7250
via email: chrisreissig@bigpond.com

Dear Mr Reissig

Additional Information Required for Planning Application P17-127 - Multiple dwellings x4 (including existing dwelling), carport & additional access (vary rear setback, site area per dwelling, passing bay requirements, privacy & overshadowing provisions) at 17 Malcombe Street, LONGFORD

I refer to the abovementioned application, which is currently on public exhibition, and was referred to Council's Works Department. In order to assess the application, Council's Engineering Officer (Jonathan Galbraith) requires the following information:

- Surface levels to demonstrate that the property can be drained
- Details of pipe sizes
- Details of how stormwater will be connected to the kerb
- A stormwater design and calculations incorporating on-site detention. Permissible site discharge to be equal to the 2 year 'pre-development' peak flow from the site, detention to hold up to and including the 20 year ARI, and a clear overland flow to the street for rainfall events up to the 100 year ARI.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to Planning@nmc.tas.gov.au and referenced with the planning application number P17-127. If you have any queries regarding the information required (or to request on on-site visit), please contact Mr Galbraith on 0400 935 642, or e-mail Planning@nmc.tas.gov.au. If you have any planning queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely

A handwritten signature in cursive script that reads "Rosemary Jones".

Rosemary Jones
Administration Officer

Submission to Planning Authority Notice

Council Planning Permit No.	P17/127	Council notice date	19/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00740-NMC	Date of response	9/06/2017
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	17 MALCOMBE STREET, LONGFORD	Property ID (PID)	6733926
Description of development	Unit development 3 units		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Date of Issue		
CRB	Site Plan	C	26/05/2017
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$ 201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice. 			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning			

Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

REFERRAL OF DEVELOPMENT APPLICATION P17-127 TO WORKS DEPARTMENT

Property/Subdivision No: 109200.34

Date: 19-May-2017

Applicant: MZSR Developments

Proposal: Multiple dwellings x4 (including existing dwelling), carport & additional access (vary rear setback, site area per dwelling, passing bay requirements, privacy & overshadowing provisions)

Location: 17 Malcombe Street, LONGFORD

Ref: W&I referral P17-127, 17 Malcombe Street, LONGFORD

Planning admin: W&I fees paid. (\$442)

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	No

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Connects to Malcombe St
Can all lots access stormwater services?	Yes
If so, are any works required?	No
Stormwater works required:	
<i>In accordance with design drawings</i>	
Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	No
Does the new lot/s have access to a made road?	N/A
If so, are any works required?	No
Is off-street parking available/provided?	Yes
Road / access works required:	
<i>As per design plan</i>	
Is an application for vehicular crossing form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No

Are any road works required:	No
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works Department.
- b) Prior to the commencement of any works on site the applicant shall provide stormwater design plans and calculations for approval by Council's engineering department.
- c) Concentrated stormwater must not be discharged into neighbouring properties
- d) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- e) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- f) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector. A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Access

- a) A concrete driveway crossover apron must be constructed in accordance with the approved design plans.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R03 and to the satisfaction of the Works Manager.

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the naturestrip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the

developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works Department.

W.7 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Works Officer)

Date: 18/6/17

Rosemary Jones

From: Sue Tunks <suetunks@hotmail.com>
Sent: Friday, 2 June 2017 12:19 PM
To: NMC Planning
Subject: Re Ref no p-17-127

Follow Up Flag: Follow up
Flag Status: Flagged

Sue Tunks

31 Pakenham Street

Longford Tas 7301

Ph 0417337233

suetunks@hotmail.com

2.06.2017

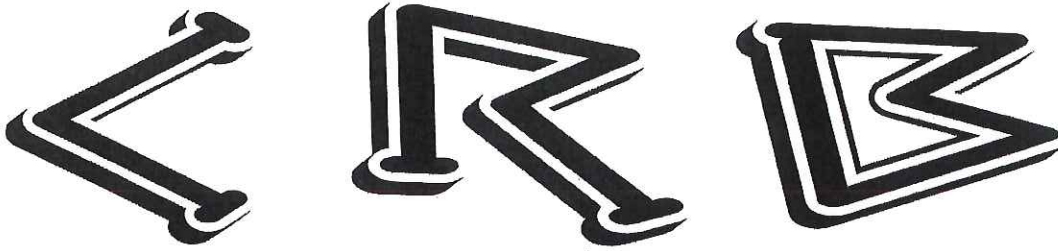
To the General Manager ,

As owner of the block which joins the back fence of 17 Malcombe Street , Longford , I have concerns with the changes to the setback of the rear dwelling /unit . Future development on my land , 32 Hobhouse Street Longford , which is located to the south , may be impacted by close proximity of windows and shadow .

This is in reference to : Ref - 10.4.2 -Setbacks and building envelope for all dwellings.
 A3 (a) Ref P 3

Please contact me on the above if need be.

thank you , Sue Tunks



CHRIS REISSIG BUILDERS PTY. LTD.

A.B.N. 33 109 862 660
A.C.N. 109 862 660
Master Builders Association – Reg. No. 3629
www.crbuilders.com.au

P.O. Box 27
PROSPECT Tas 7250
chrisreissig@bigpond.com
Ph: 0407 971 852
Fax: 6340 1738

7/6/17

On Behalf Of MZSR Developments

In relation to representation received for Lot 2, No 17 Malcombe Street, Longford

Dear Sir/Madam,

Accompanying this letter is three other documents,

The first (aerial view and also The List map) clearly shows that this proposed unit development specifically unit 4 (rear) unit has quite a large vacant land lot with nothing on it behind.

I would assume that if there was to be a dwelling built in the future behind this then some significant infrastructure would need to be installed to accommodate both sewer and stormwater. Which probably incur significant costs.

The second document clearly outlines "10.4.2 Setbacks"

That the rear unit setback reduces to 1395mm at the closest point, which is garage with no windows, and the 1551mm off set is Bed 2 which is not a living or lounge room.

Therefore, both these areas do not impact by viewing to the rear property obviously with a new 6ft fence that will also be installed.

The rear unit casts a very small shadow on the back fenceline, but does not create an unreasonable overshadowing or visual bulk that is not incompatible with the existing sheds and garages against the rear boundaries to the adjoining allotments.

In concluding this proposed development has no significant impact to the rear property owner.

Regards

Chris Reissig



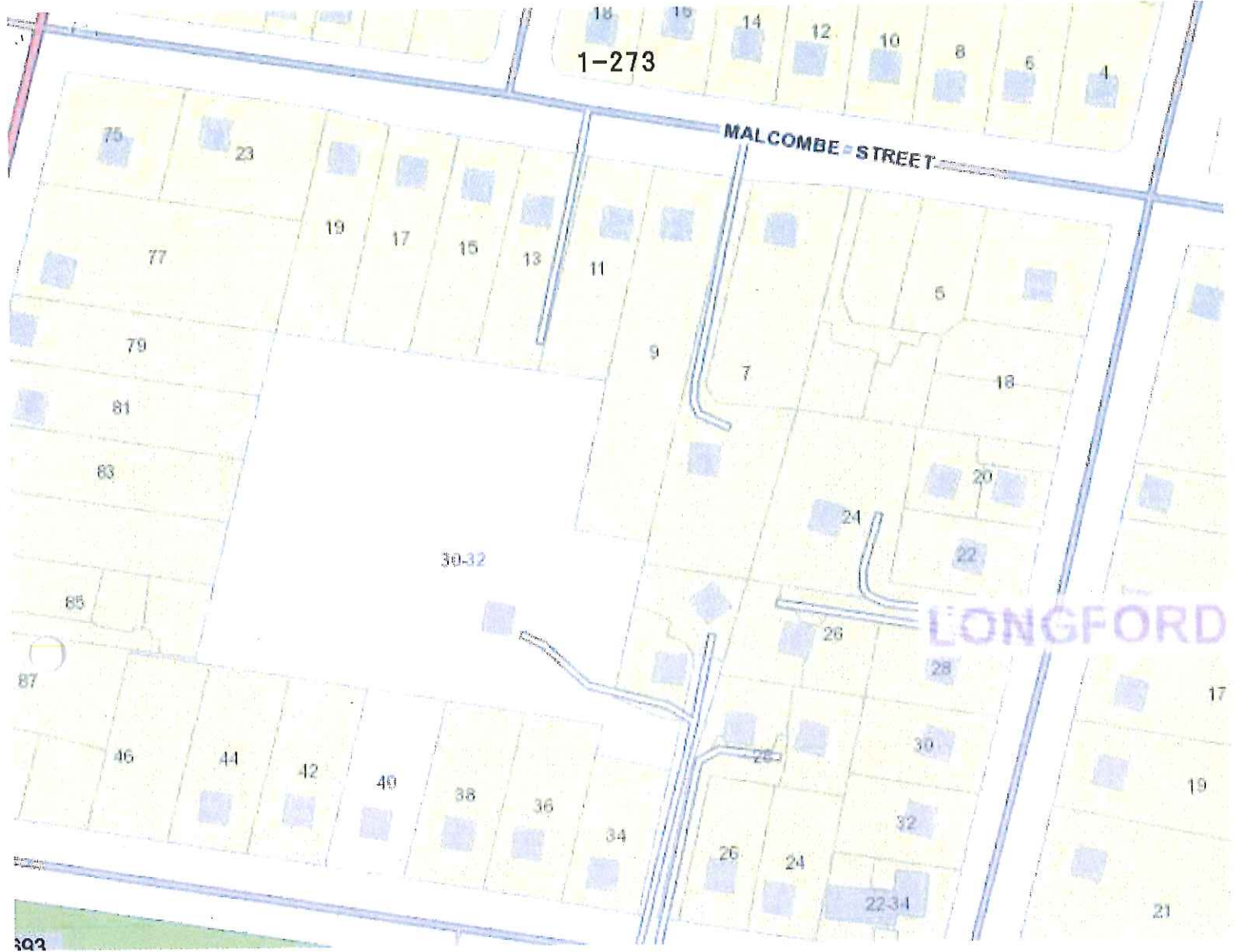
1-212

Malcombe St

1-273

MALCOMBE STREET

LONGFORD



303

Planning Compliance Information to;
Northern Midlands Interim Planning Scheme 2013
For Site : Lot 2, No.17 Malcombe Street Longford

10.4 Development Standards

10.4.1 Residential density for multiple

A1 Ref.P1. The proposal creates 3 dwellings in addition to the existing dwelling. 4 dwellings req. 1300m² while the allotment is 1100m² exceeding the allowance by 18%. As the proposed dwellings are to be built behind an existing dwelling and not immediately evident from the street, there will be little impact to the street-scape. The additional frontage fence to the front dwelling will be the only additional visible 'bulk' from the street. Additionally the proposed units are small two bed designs and in close proximity to a bus stop (150m) providing a benefit to community housing.

10.4.2 Setbacks and building envelope for all dwellings

A1 Compliant No variation to building frontage is required.

A2 Compliant Proposed carport to Unit 1 has a frontage setback of 5.7m

A3(a) Ref.P3 Proposed works are within the building envelope with the exception of the rear unit which extends into the rear 4m setback. This varying setback reduces to 1395mm at the closest point. This reduced setback does cast an additional minor shadow in addition to the existing rear fence. This does not create an unreasonable overshadowing or visual bulk that is not incompatible with the existing sheds and garages against the rear boundaries to the adjoining allotment.

A3 (b) Compliant The only structure within 1.5 of the side boundary is the carport to Unit 1 which is 6.5m long.

10.4.3 Site coverage and private open space for all dwellings

A1(a) Compliant Site coverage is 39.80%

A1(b) Compliant Private Open Space to:

Unit 1 - 87.93 m²

Unit 2 - 60.78m²

Unit 3 - 60.10m²

Unit 4 - 75.71m²

A1(c) Compliant Area free from impervious surface - 25.32%

A2 Compliant Private Open space areas mark on drawings.

Ref. shadow diagrams for clarification.

10.4.4 Sunlight and overshadowing for all dwellings

A1 Compliant The living area windows of all dwellings are within 30 degrees of north. Ref. additional shadow diagrams confirming solar access June 21st.

A2 Compliant Unit 1 & Unit 4 have >3m separation to northern orientated windows. Unit 2 & Unit 3 Ref. additional shadow diagrams confirming compliance.

A3 Ref P3. Private open space orientated North / South reducing overshadowing of adjoining building. Ref. shadow diagrams confirming compliance.