PLAN 1

PLANNING APPLICATION PLN-20-0024

60 MALCOMBE STREET, LONGFORD

ATTACHMENTS

A Application & plans, correspondence with applicant

B Responses from referral agencies

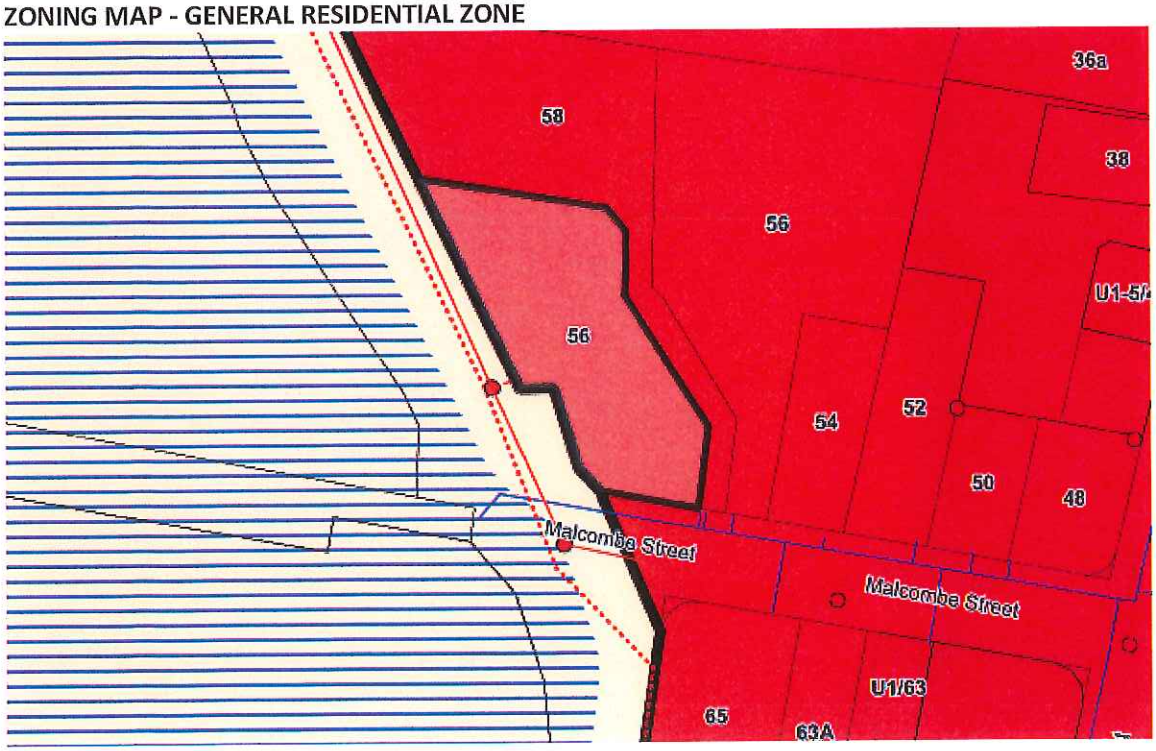
C Representations & applicant's response

 ATTACHMENT A

PLN-20-0024

AERIAL PHOTOGRAPH & SERVICES MAP for 60 MALCOMBE STREET, LONGFORD

ZONING MAP - GENERAL RESIDENTIAL ZONE



PLANNING APPLICATION
Proposal

Description of proposal: Multiresidential - 6x units.

(attach additional sheets if necessary)

Site address: 60 Malcombe Street, Longford.

CT no: 158800/3

Estimated cost of project $ 1-2 MIL

(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 .....

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

.....

(attach additional sheets if necessary)

Is any signage required? No.

(if yes, provide details)

OWNER: DARREN LLOYD CHUGG
KRISTY LOUISE CHUGG

FOLIO REFERENCE: FR 80479-1, FR 80479-2 & FR 62322-4

GRANTEE: PART OF LOT 10 GRANTED TO WILLIAM GAFFNEY AND PART OF LOT 16 GRANTED TO EDWARD MURFET

PLAN OF SURVEY

BY SURVEYOR M.R.ROSE OF
2/3 WALDEN STREET, NEWSTEAD 7250

LOCATION TOWN OF LONGFORD
Section C 2

SCALE 1: 500 LENGTHS IN METRES

Registered Number
SP 158800

~~APPROVED~~
EFFECTIVE FROM 20 JAN 2010
Alice Kawa
Recorder of Titles

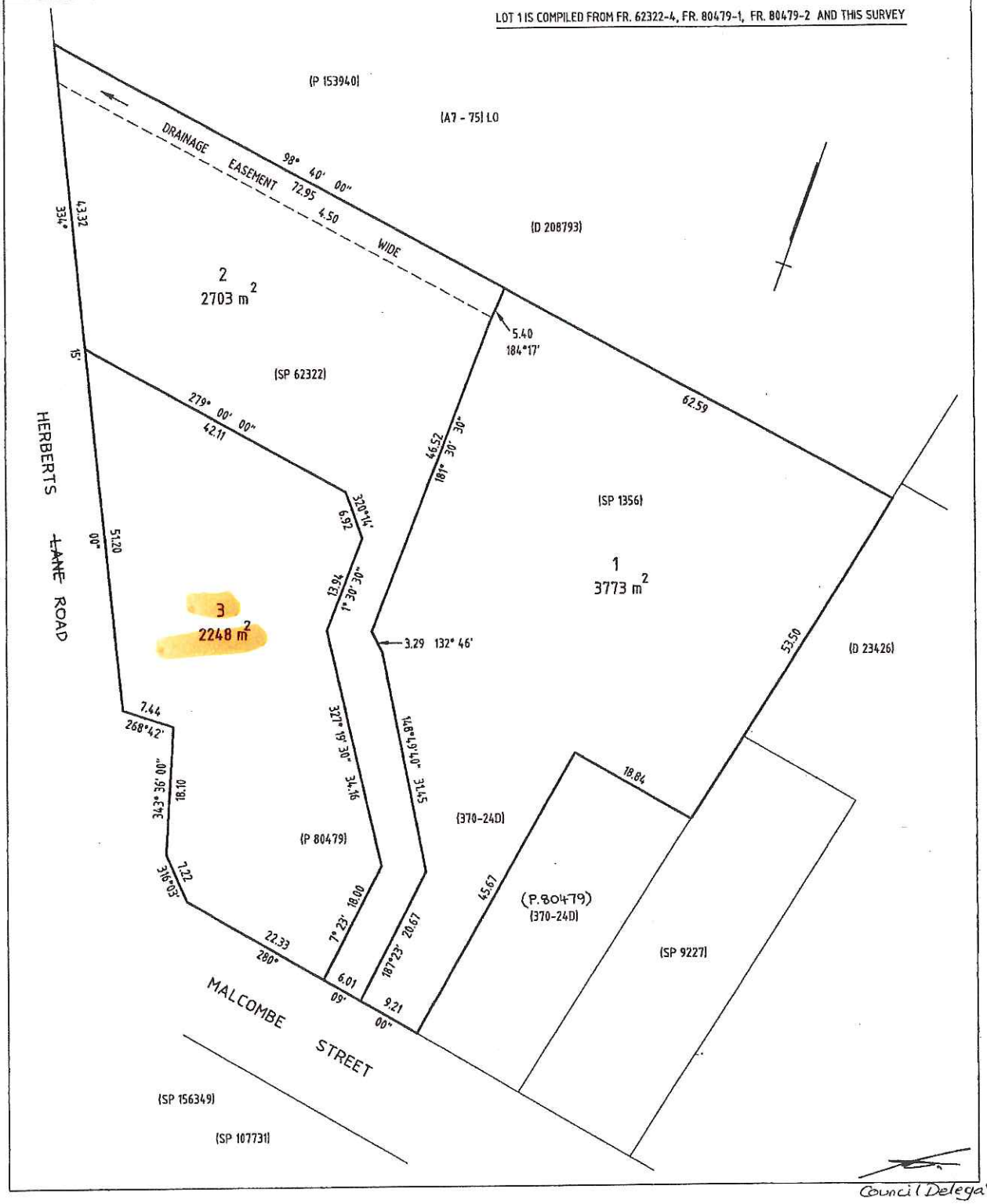
MAPSHEET MUNICIPAL CODE No: 123 (5039-33)

LAST UPI No: 5601986, 5601984 5601985

LAST PLAN: P 62322, P 80479

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM FR. 62322-4, FR. 80479-1, FR. 80479-2 AND THIS SURVEY



Council Delegate.

Prime Design
your build, your way

31 January 2020

Northern Midlands Council
P.O. Box 156,
Longford
Tasmania, 7301

Dear Planner,

Re: Proposed new unit development at 60 Malcombe Street, Longford

This proposal includes 6 new single-story units, half of the units are a 2-bedroom configuration and the other half are a 3-bedroom configuration. It is proposed that the development be built in two stages.

Zone – 10.0 General Residential

10.2 Use Table: Residential *If for multiple dwellings* **- Use is Permitted**

10.4.1 Residential density for multiple dwellings
Lot area is 2248m2 / 6 units = 374.6m2 per unit – **Complies**

10.4.2 Setbacks and Building Envelope for all dwellings

A1 Primary frontage is 4.5m – **complies**
A2 Garage is not within 5.5m – **complies**
A3 Not all units comply, please refer to unit elevations for building envelope.

P1 Please refer to sun shadow diagrams – **complies**

10.4.3 Site Coverage and private open space for all dwellings

A1 a) Site coverage is: 33.2% - **complies**
b) each dwelling has 60m2 associated with each dwelling – **complies**
c) 25% of the site area is free from impervious surfaces – **complies**, please refer to calculations on landscaping plan.

A2 a) each dwelling has 24m2 private open space which is North facing and has a minimum horizontal dimension of 4m. The private open space is directly accessible from and adjacent to a habitable room and is no steeper than 1:10. - **complies**

ABN 63 111 803 948 | 10 Goodman Court Invermay, Launceston | 160 New Town Road New Town, Hobart | p+(l) 03 6332 3790 p+(h) 03 6228 4575 | info@primedesigntas.com.au primedesigntas.com.au

10.4.4 Sunlight and overshadowing for all dwellings

A1 Habitable windows within 30 deg of North – All units comply with this clause with the exception of unit 3 which is slightly outside of this range by 2.7deg. **– Unit 3 does not comply.**

P1 Please refer to the site plan and sun shadow diagrams. The dwelling is sited and designed to allow for maximum sunlight to enter the open plan living spaces.

A2 a) all units exceed the minimum distances for separation **– complies**
b) please refer to the sun shadow diagrams for clarification. All habitable rooms receive more than 3 hours of sunlight between 9am and 3pm on the 21st of June.

A3 a) Please refer to the site plan for setbacks **– complies.**
b) please refer to the sun shadow diagrams **– complies**. Private open space receives more than 50% sunlight for 3 hours min. between 9am – 3pm on the 21st of June.

10.4.5 Width of openings for garages and carports for all dwellings

A1 **Complies –** garages do not have a width greater than 3.2m.

10.4.6 Privacy for all dwellings

A1 N/A
A2 N/A
A3 Please refer to the Part Site Plan and Landscape plan for setbacks from the driveway and car parking spaces – **Complies**

10.4.8 Waste Storage for multiple dwellings

A1 please see landscape plan for waste storage areas **– complies**

10.4.9 Storage for multiple dwellings

A1 please see landscape plan for storage shed location **– complies**

10.4.12 Site Services for multiple dwellings

A1 please see landscape plan for letter box location **– complies**

Kind regards

Angela Verze

PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

L.GUL

PD20002

PLANNING

1-145

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN - STAGE 1
03	PART SITE PLAN - STAGE 2
04	PART SITE LANDSCAPE PLAN
05	PART SITE LANDSCAPING PLAN
06	LOCALITY PLAN
07	TURNING CIRCLES
08	TURNING CIRCLES
09	SUN SHADOW DIAGRAM
10	SUN SHADOW DIAGRAM
11	SUN SHADOW DIAGRAM
12	PART SITE DRAINAGE PLAN - STAGE 1
13	PART SITE DRAINAGE PLAN - STAGE 2

U1 BUILDING DRAWINGS

No	DRAWING
U1-01	FLOOR PLAN
U1-02	DOOR AND WINDOW SCHEDULES
U1-03	ELEVATIONS
U1-04	ELEVATIONS
U1-05	ROOF PLAN
U1-06	PERSPECTIVES

U2 BUILDING DRAWINGS

No	DRAWING
U2-01	FLOOR PLAN
U2-02	DOOR AND WINDOW SCHEDULES
U2-03	ELEVATIONS
U2-04	ELEVATIONS
U2-05	ROOF PLAN
U2-06	PERSPECTIVES

U3 BUILDING DRAWINGS

No	DRAWING
U3-01	FLOOR PLAN
U3-02	DOOR AND WINDOW SCHEDULES
U3-03	ELEVATIONS
U3-04	ELEVATIONS
U3-05	ROOF PLAN
U3-06	PERSPECTIVES

U4 BUILDING DRAWINGS

No	DRAWING
U4-01	FLOOR PLAN
U4-02	DOOR AND WINDOW SCHEDULES
U4-03	ELEVATIONS
U4-04	ELEVATIONS
U4-05	ROOF PLAN
U4-06	PERSPECTIVES

Amended
06.05.20

U5 BUILDING DRAWINGS

No	DRAWING
U5-01	FLOOR PLAN
U5-02	DOOR AND WINDOW SCHEDULES
U5-03	ELEVATIONS
U5-04	ELEVATIONS
U5-05	ROOF PLAN
U5-06	PERSPECTIVES

U6 BUILDING DRAWINGS

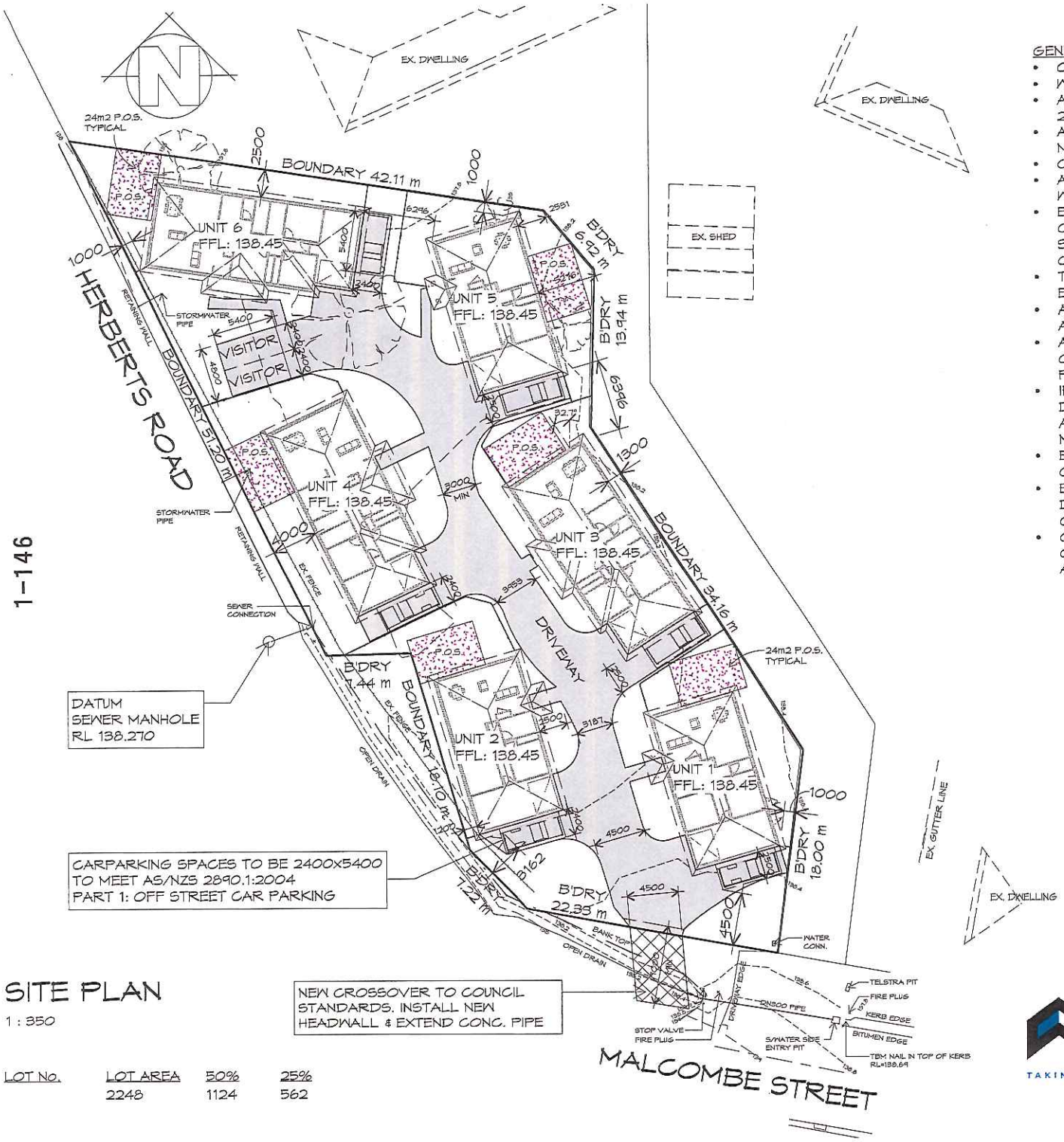
No	DRAWING
U6-01	FLOOR PLAN
U6-02	DOOR AND WINDOW SCHEDULES
U6-03	ELEVATIONS
U6-04	ELEVATIONS
U6-05	ROOF PLAN
U6-06	PERSPECTIVES

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

Prime Design
your build, your way

10 Goodman Court , Invermay Launceston 7248
p(l) +03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+03 6228 4575
info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

MAY 2020



DATUM
SEWER MANHOLE
RL 138.270

CARPARKING SPACES TO BE 2400x5400
TO MEET AS/NZS 2890.1:2004
PART 1: OFF STREET CAR PARKING

NEW CROSSOVER TO COUNCIL
STANDARDS. INSTALL NEW
HEADWALL & EXTEND CONC. PIPE

SITE PLAN

1 : 350

LOT No.	LOT AREA	50%	25%
	2248	1124	562

1-146

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

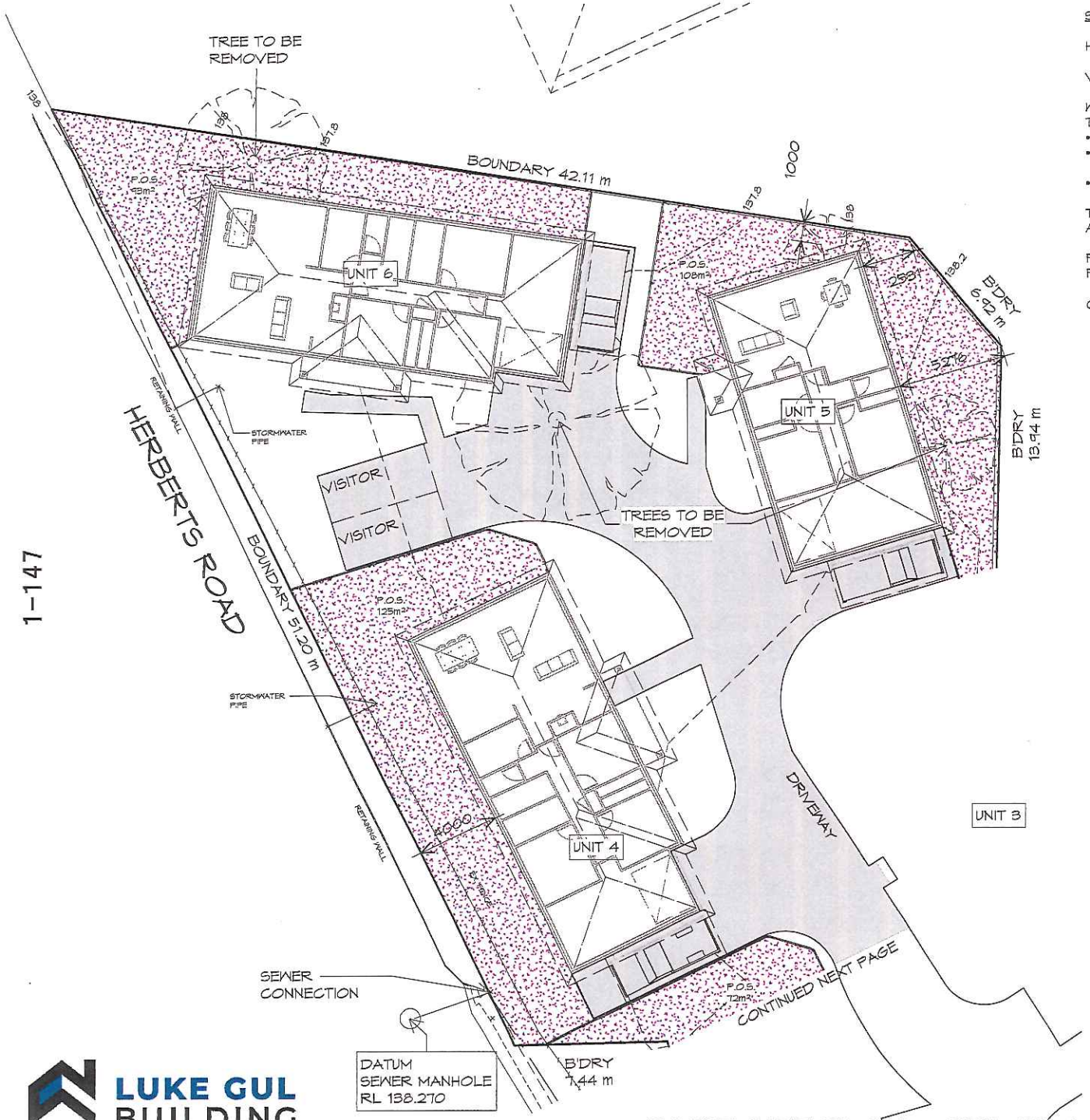
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
SITE PLAN

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -01	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A



1–147

PART SITE PLAN - STAGE 1

1 : 200

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:
THE DETAIL SHOWN / RECORDED
- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.20m

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

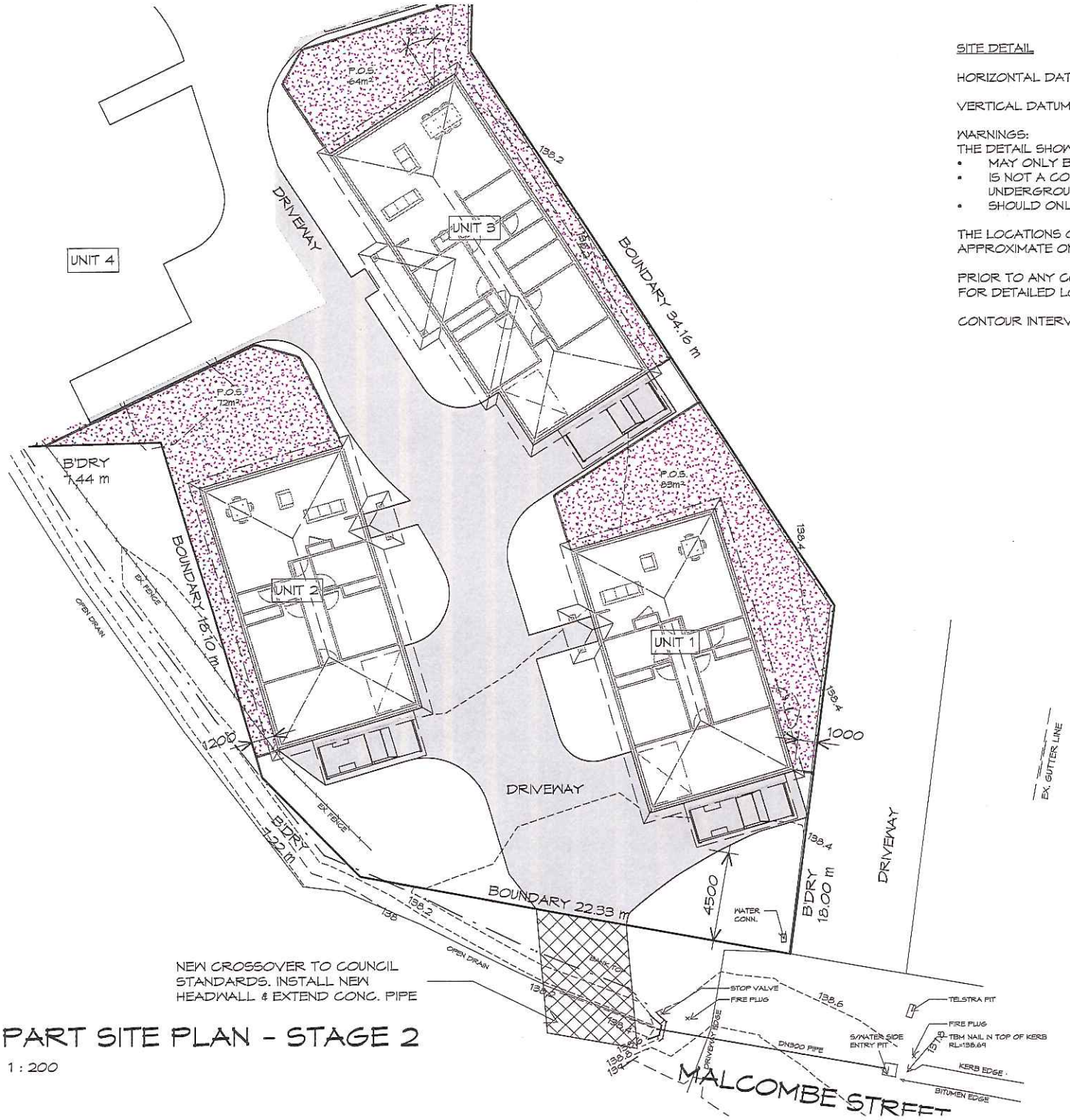
Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
PART SITE PLAN - STAGE 1

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -02	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A



NEW CROSSOVER TO COUNCIL STANDARDS. INSTALL NEW HEADWALL & EXTEND CONC. PIPE

PART SITE PLAN - STAGE 2

1 : 200

1-148

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:
THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.20m

Amended
06.05.20

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
PART SITE PLAN - STAGE 2

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -03	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

1–149

LEGEND

SHRUBS 2000-3000

-CALLISTEMON-"KINGS PARK SPECIAL"

-BANKSIA ERICIFOLIA

SHRUBS 1000-1500

-GREVILLIA SERICEA

-GREVILLIA SP

GRASSES

-"FAN FLOWER" SCAEVOLA SP

-LOMANDRA LONGIFOLIA

MULCH

-'BOYER BARK' OR SIMILAR

CL — CLOTHES LINES - WALL MOUNT

CL — CLOTHES LINES

WASTE STORAGE 1.5m2

FN — FENCE 1.8m HIGH

SECURITY LIGHTS

KB — 150 CONC. KERB

ST. — 2X2m STORAGE SHED

LETTER BOX

GT — GATE

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended 06.05.20

LUKE GUL BUILDING

TAKING PROJECTS TO NEW HEIGHTS

SITE AREA = 2248m²
UNIT AREA = 746.7m²
SITE COVERAGE
746.7m² / 2248m² = 33.2%

IMPERVIOUS SURFACES

DWELLINGS	= 746.7m²
SHEDS	= 24m2m²
DRIVEWAYS	= 524.2m²
TOTAL	= 1294.9m²

FREE FROM IMPERVIOUS SURFACES
= 953.1m² (MIN 25% = 562m²)

PART SITE LANDSCAPING PLAN - STAGE 1

1 : 200

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drafted by: Author
Approved by: Approver

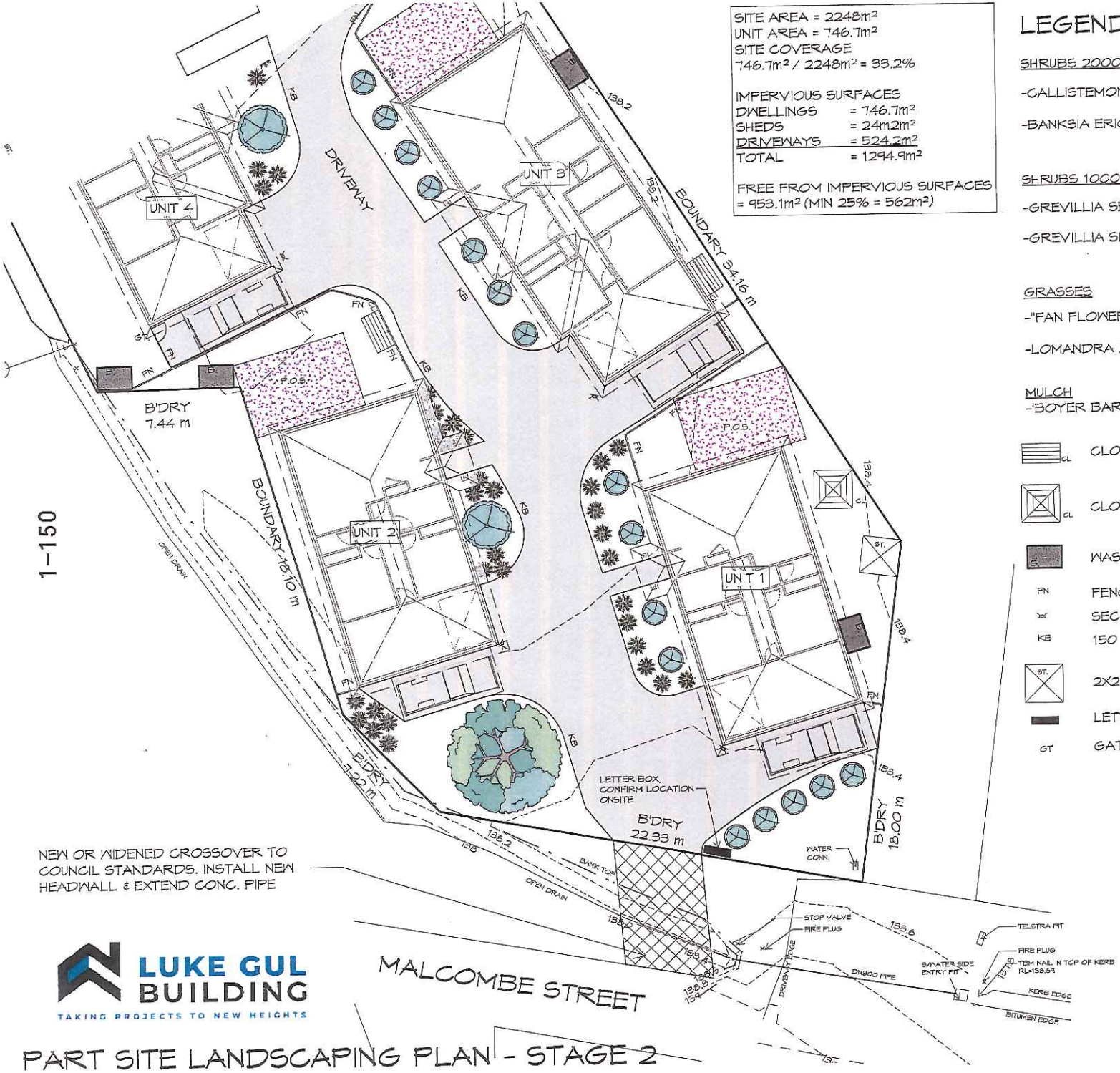
Drawing:
PART SITE LANDSCAPE PLAN

Date: 06/05/2020
Scale: As indicated

Project/Drawing no: PD20002 04
Revision: 03

BDA BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



SITE AREA = 2248m²
UNIT AREA = 746.7m²
SITE COVERAGE
746.7m² / 2248m² = 33.2%

IMPERVIOUS SURFACES

DWELLINGS	= 746.7m²
SHEDS	= 24m2m²
DRIVEWAYS	= 524.2m²
TOTAL	= 1294.9m²

FREE FROM IMPERVIOUS SURFACES
= 953.1m² (MIN 25% = 562m²)

LEGEND

SHRUBS 2000-3000

-CALLISTEMON-"KINGS PARK SPECIAL"

-BANKSIA ERICIFOLIA

SHRUBS 1000-1500

-GREVILLIA SERICEA

-GREVILLIA SP

GRASSES

-"FAN FLOWER" SCAEVOLA SP

-LOMANDRA LONGIFOLIA

MULCH
-'BOYER BARK' OR SIMILAR

CL — CLOTHES LINES - WALL MOUNT

CL — CLOTHES LINES

WS — WASTE STORAGE 1.5m2

FN — FENCE 1.8m HIGH

SL — SECURITY LIGHTS

KB — 150 CONC. KERB

ST. — 2X2m STORAGE SHED

LB — LETTER BOX

GT — GATE

AMENDED
28/5

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

NEW OR WIDENED CROSSOVER TO COUNCIL STANDARDS. INSTALL NEW HEADWALL & EXTEND CONC. PIPE

MALCOMBE STREET

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

PART SITE LANDSCAPING PLAN - STAGE 2

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
PART SITE LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
28/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -05	04

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

LOCALITY PLAN

1 : 1500

1-151

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

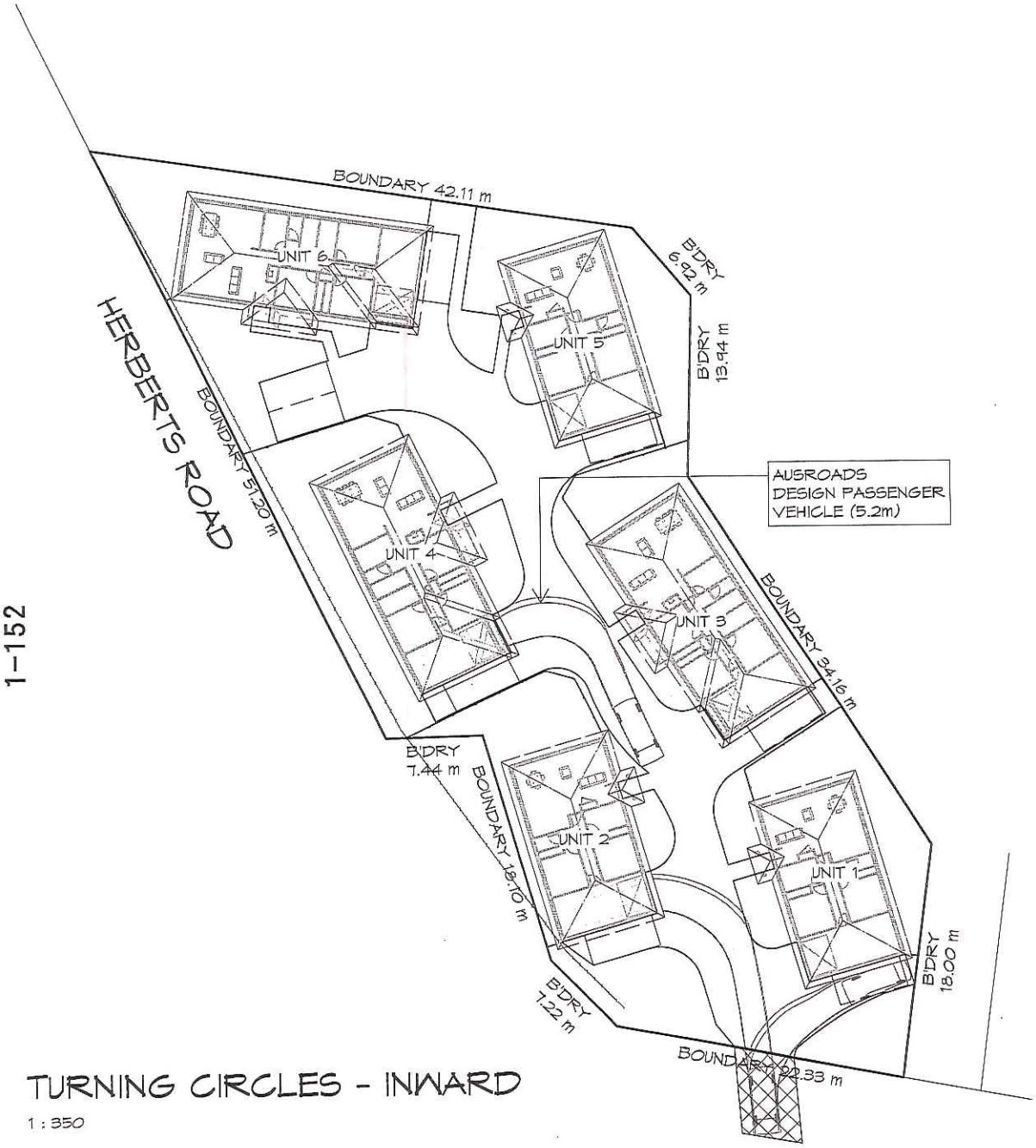
Client name:
L.GUL

Drawing:
LOCALITY PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -06	03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS



1–152

TURNING CIRCLES - INWARD

1 : 350

LUKE GUL BUILDING

TAKING PROJECTS TO NEW HEIGHTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

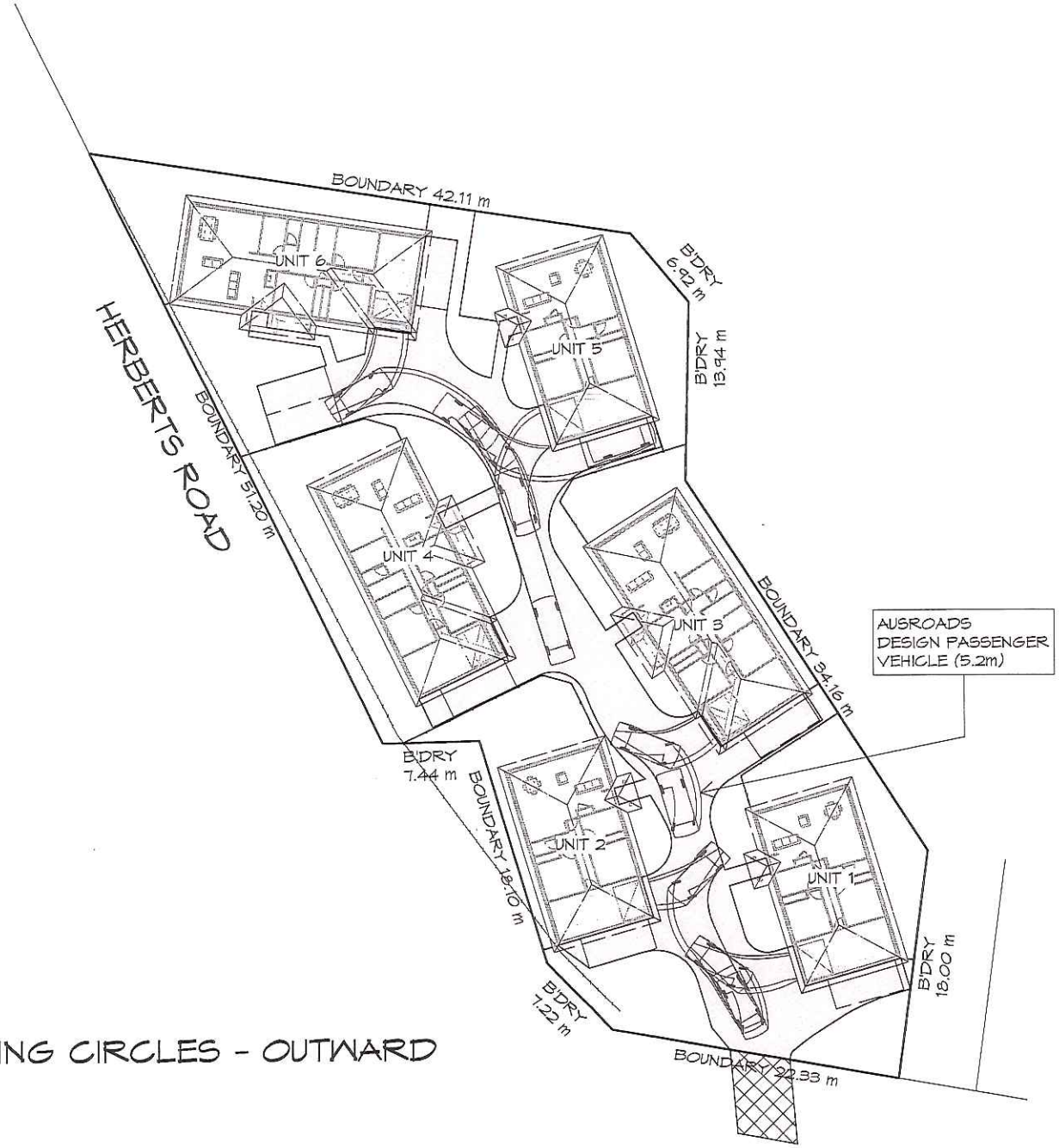
Drawing:
TURNING CIRCLES

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -07	03

bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

1-153



TURNING CIRCLES - OUTWARD

1 : 350

LUKE GUL BUILDING

TAKING PROJECTS TO NEW HEIGHTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

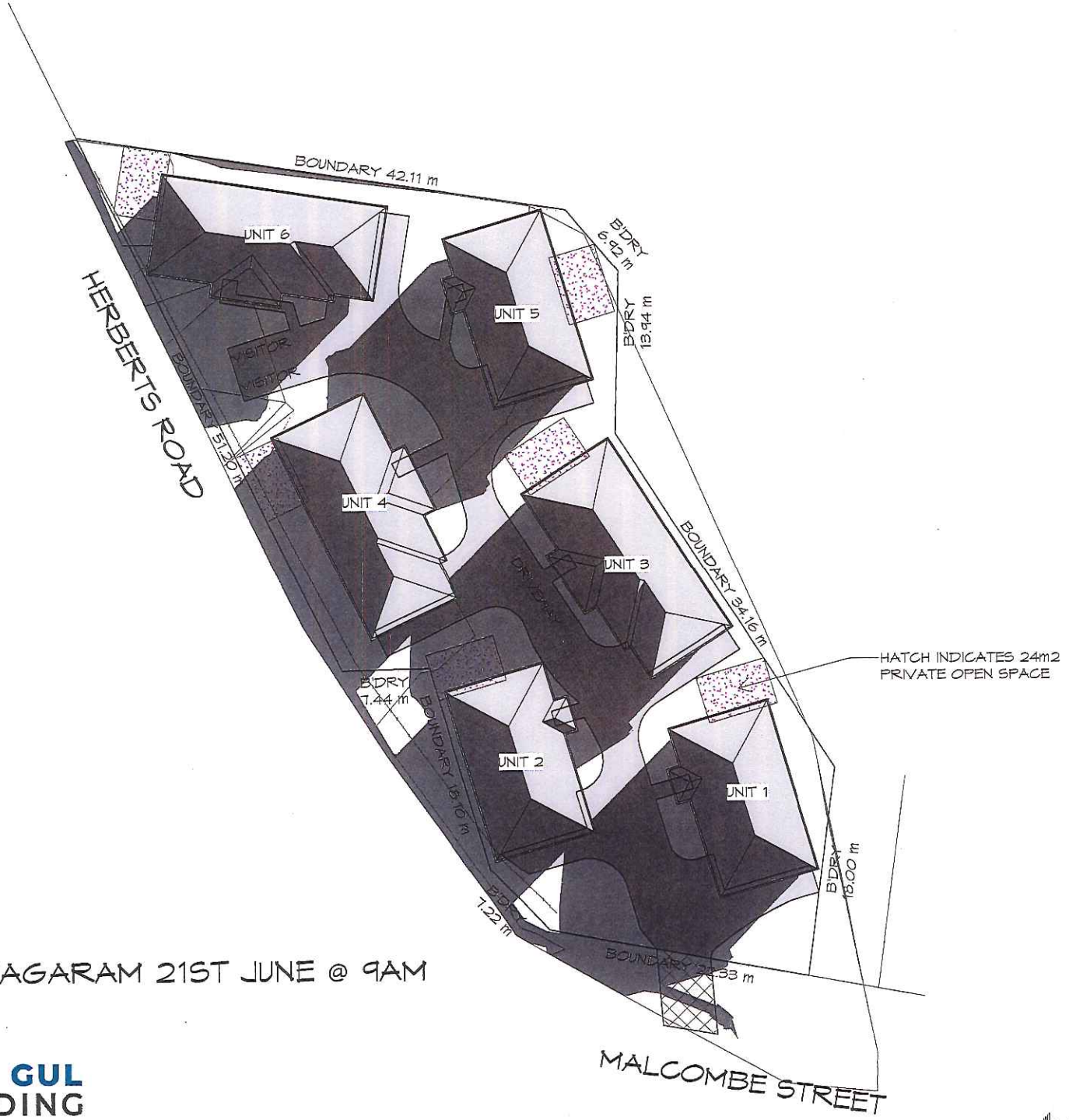
Client name:
L.GUL

Drawing:
TURNING CIRCLES

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -08	03

bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



1-154

SHADOW DIAGARAM 21ST JUNE @ 9AM

1 : 350

LUKE GUL BUILDING

TAKING PROJECTS TO NEW HEIGHTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

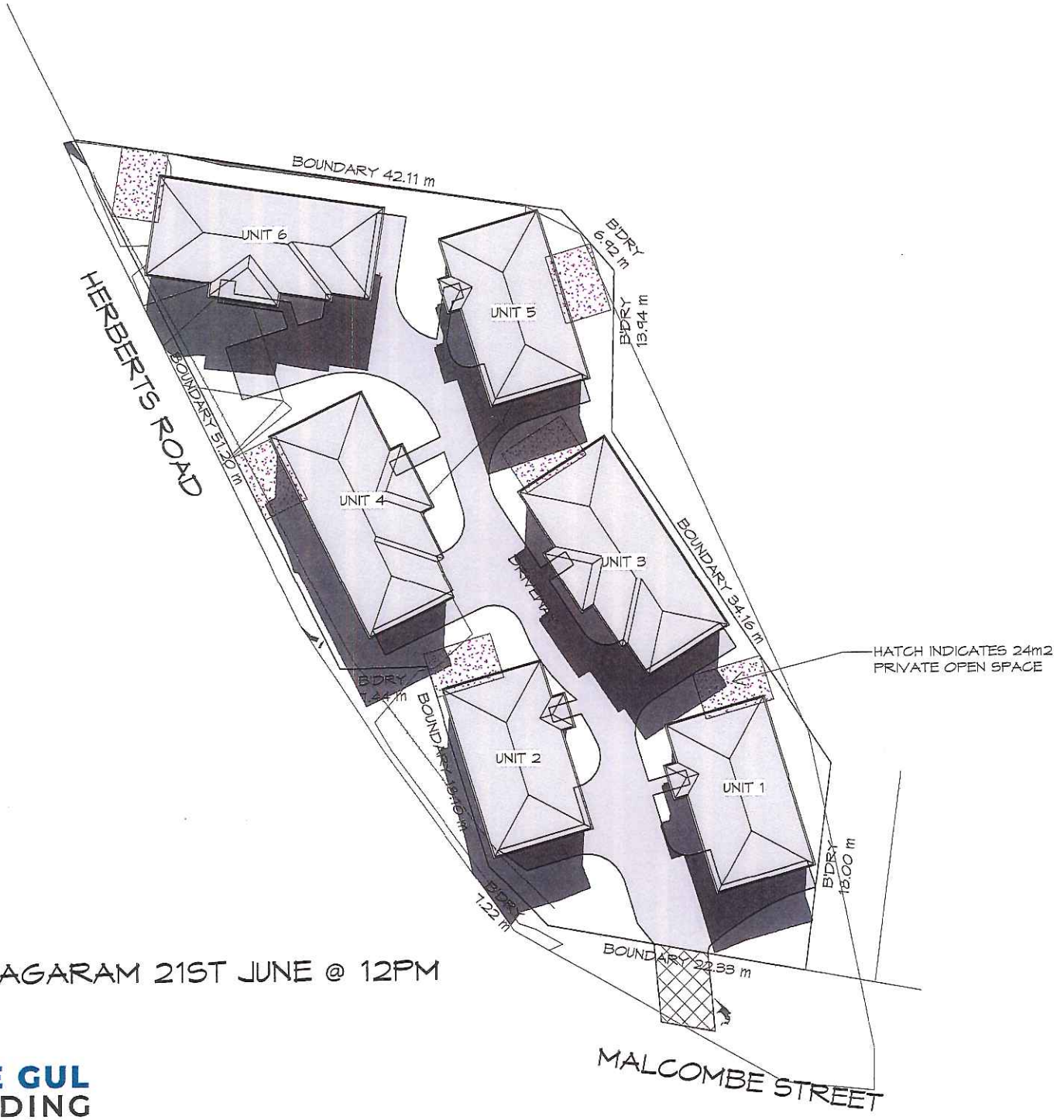
Client name:
L.GUL

Drawing:
SUN SHADOW DIAGRAM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -09	03

bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



1-155

SHADOW DIAGARAM 21ST JUNE @ 12PM

1 : 350

LUKE GUL BUILDING

TAKING PROJECTS TO NEW HEIGHTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

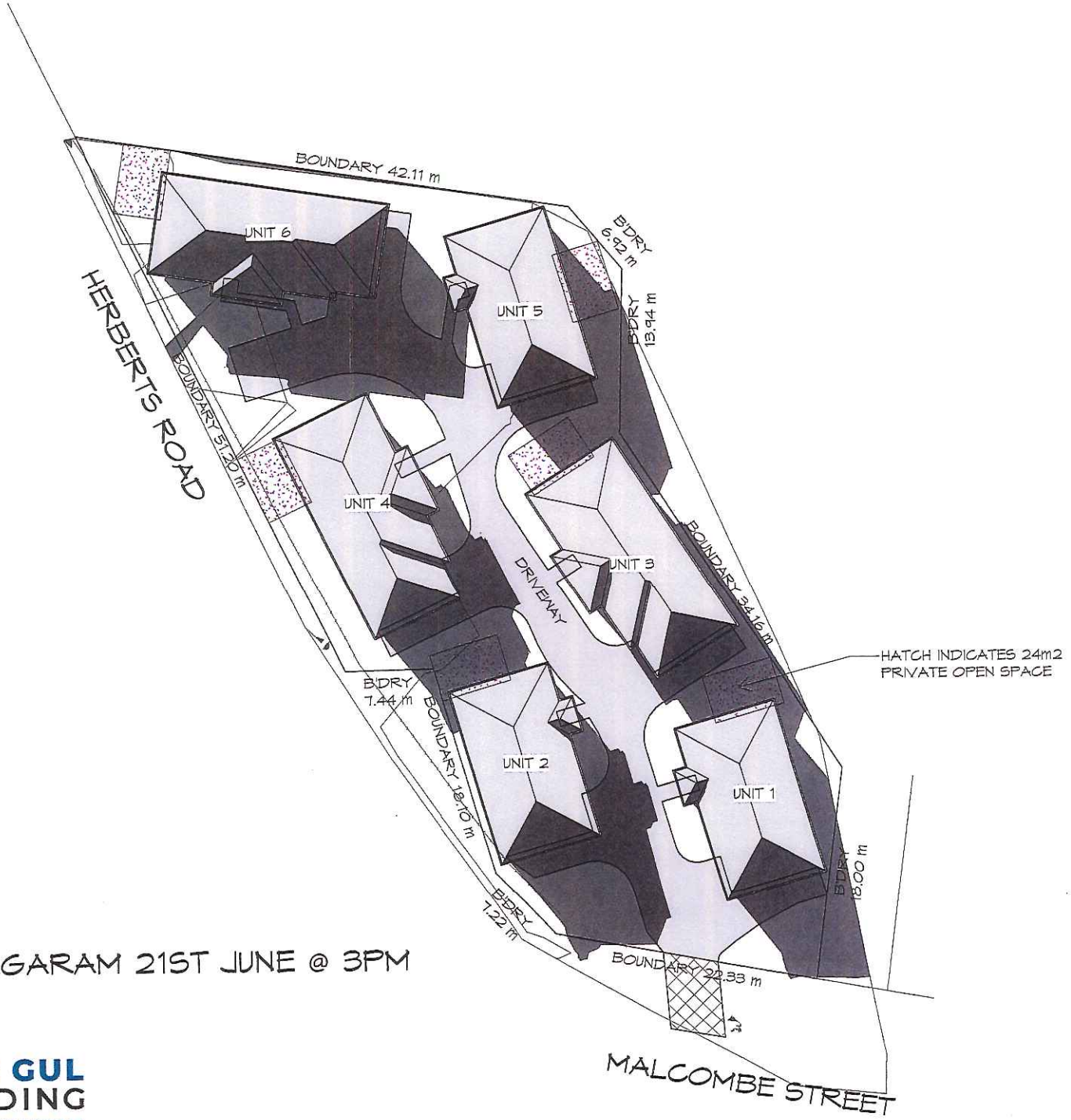
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drawing:
SUN SHADOW DIAGRAM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -10	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A



1–156

SHADOW DIAGARAM 21ST JUNE @ 3PM

1 : 350

LUKE GUL BUILDING

TAKING PROJECTS TO NEW HEIGHTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drawing:
SUN SHADOW DIAGRAM

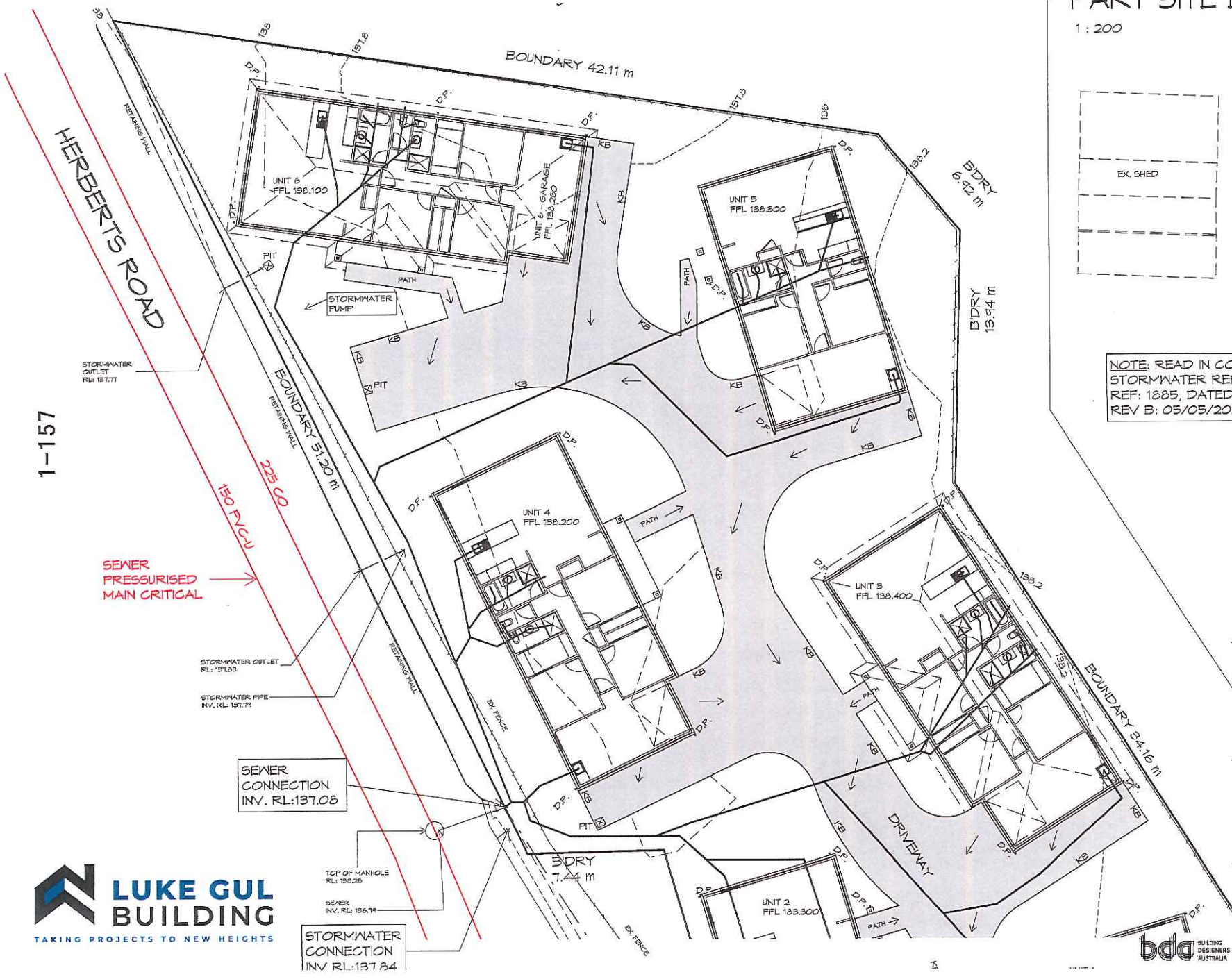
Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -11	03

bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

PART SITE DRAINAGE PLAN

1 : 200



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended 06.05.20

NOTE: READ IN CONJUNCTION WITH STORMWATER REPORT BY IPD CONSULTING REF: 1885, DATED: 31 MARCH 2020. REV B: 05/05/2020

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

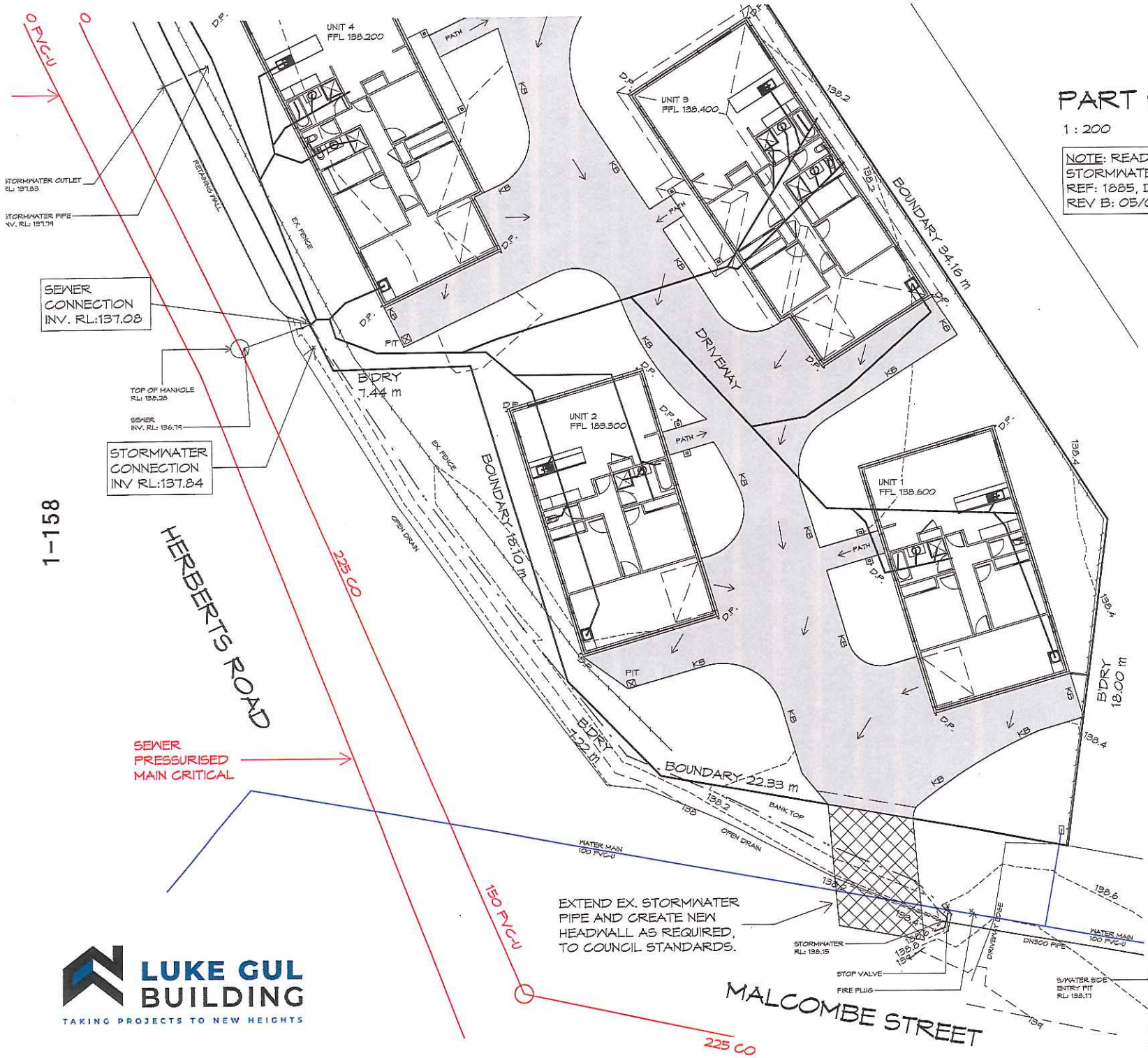
Drawing:
PART SITE DRAINAGE PLAN - STAGE 1

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -12	03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

bda BUILDING DESIGNERS AUSTRALIA



PART SITE DRAINAGE PLAN

1 : 200

NOTE: READ IN CONJUNCTION WITH STORMWATER REPORT BY IPD CONSULTING REF: 1885, DATED: 31 MARCH 2020. REV B: 05/05/2020

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

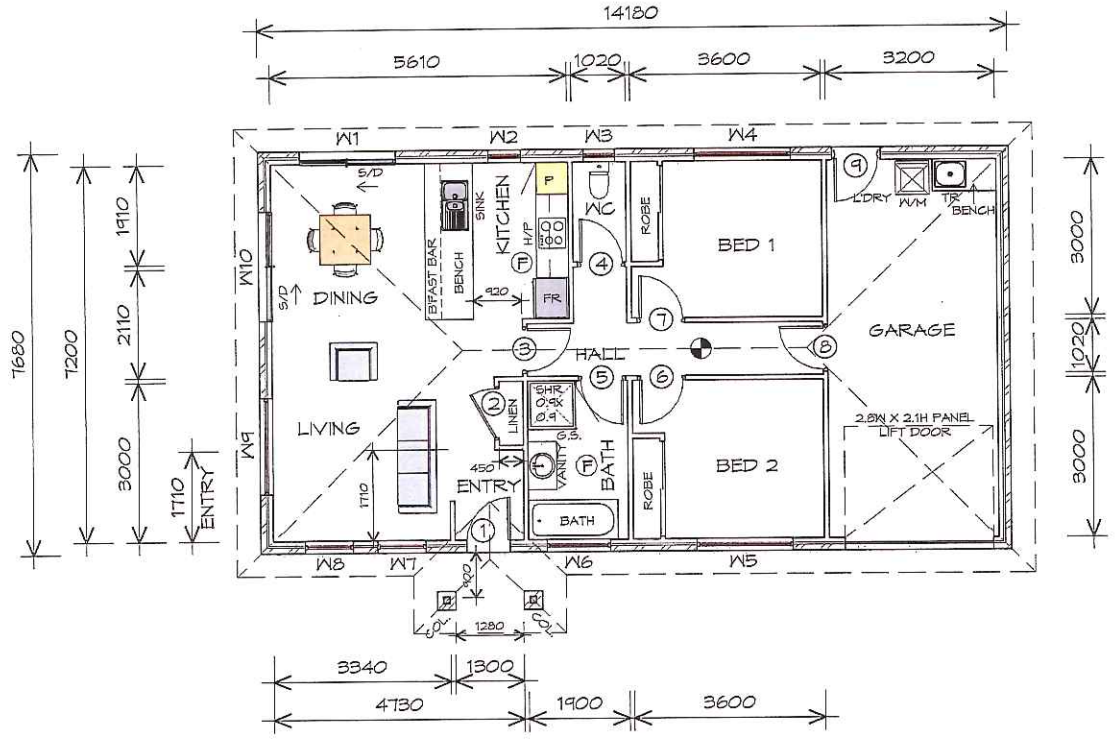
Drawing:
PART SITE DRAINAGE PLAN - STAGE 2

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	As indicated

Project/Drawing no: PD20002 -13
Revision: 03

BDA BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

1-159



FLOOR PLAN

1 : 100

TOTAL FLOOR AREA 108.90 m2 (11.71 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 1

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U1-01	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL GLAZED DOOR	
2	920	ROBE DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	1810	SLIDING DOOR	
W2	1800	610	AWNING WINDOW	
W3	1000	610	AWNING WINDOW	OPAQUE
W4	1800	1810	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1000	1210	AWNING WINDOW	OPAQUE
W7	1800	910	AWNING WINDOW	
W8	1800	910	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	
W10	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

1-160

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 1

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

Client name:
L.GUL

Drafted by: Author
Approved by: Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 06/05/2020
Scale:

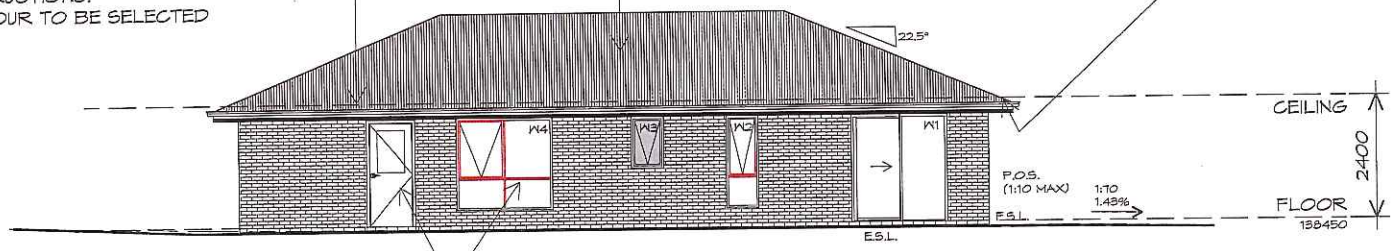
Project/Drawing no: PD20002 U1-02
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.

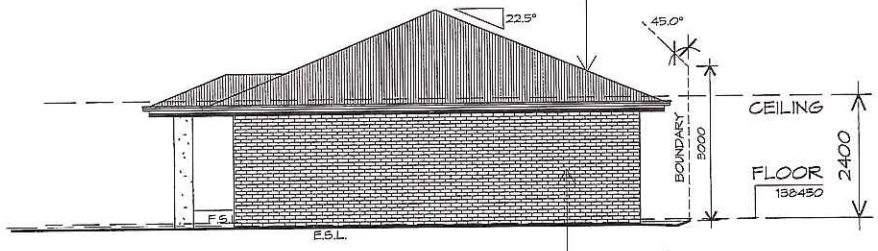


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



SOUTHERN ELEVATION

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

1-161

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 1

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

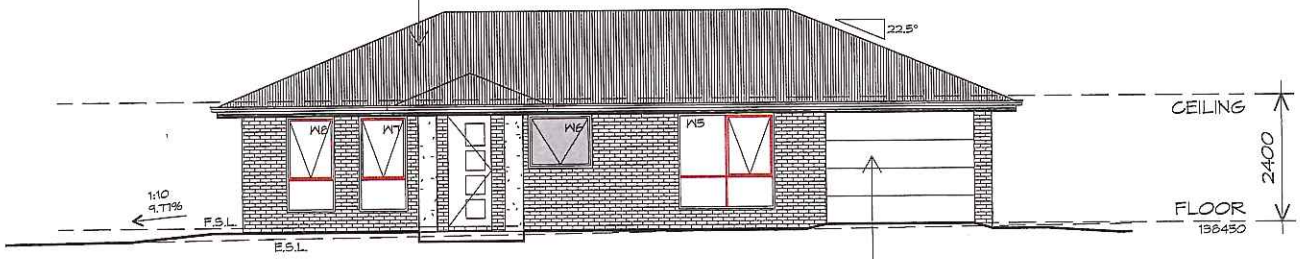
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U1-03	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



PANEL LIFT DOOR 2800 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

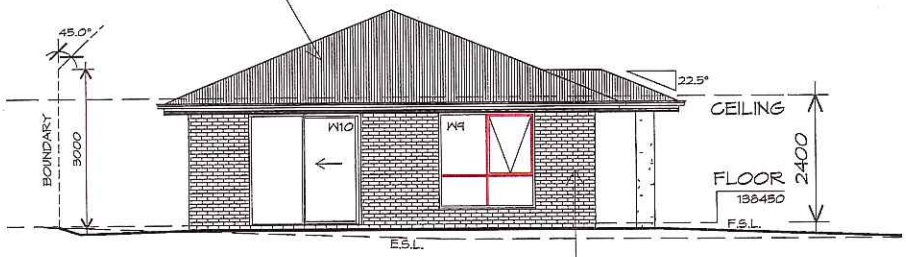
WINDOWS
POWDER COATED ALUMINIUM WINDOW FRAMES AWNING OPENING REVEALS AND TRIMS TO CLIENTS SPEC. ALL FLASHING TO MANUFACTURERS SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS REFER AS 1288 & AS 2047 & NCC 2019 PART 3.6

WESTERN ELEVATION

1 : 100

1-162

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL MASONRY ON SLABS OR FOOTINGS, SHALL BE OF SUFFICIENT WIDTH TO PROJECT PAST THE EXTERNAL FACE OF THE WALL.
NCC 2019 PART 3.3.5.7

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE IMMEDIATELY ABOVE ANY DPC OR FLASHING. AT 1200 CRS AND HEAD AND SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.3.5.9

NORTHERN ELEVATION

BRICKWORK
SELECTED FIRED CLAY FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 1

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

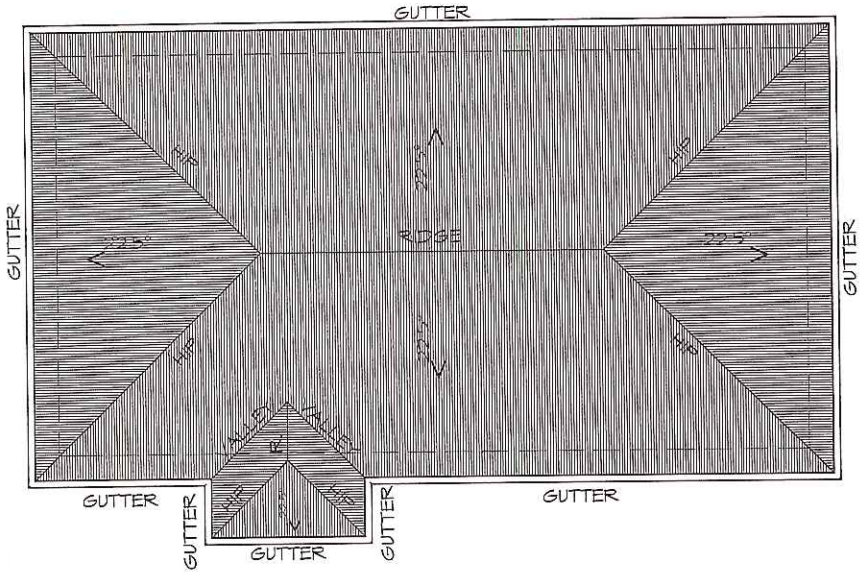
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U1-04	03

BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

1–163



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR.
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER NCC 2019 PART 3.5.1.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 1

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

Client name:
L.GUL

Drafted by: Author
Approved by: Approver

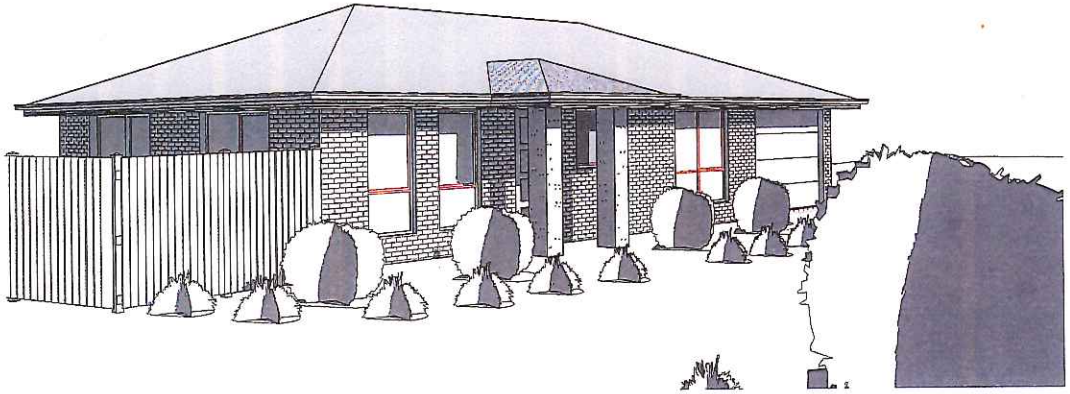
Drawing:
ROOF PLAN

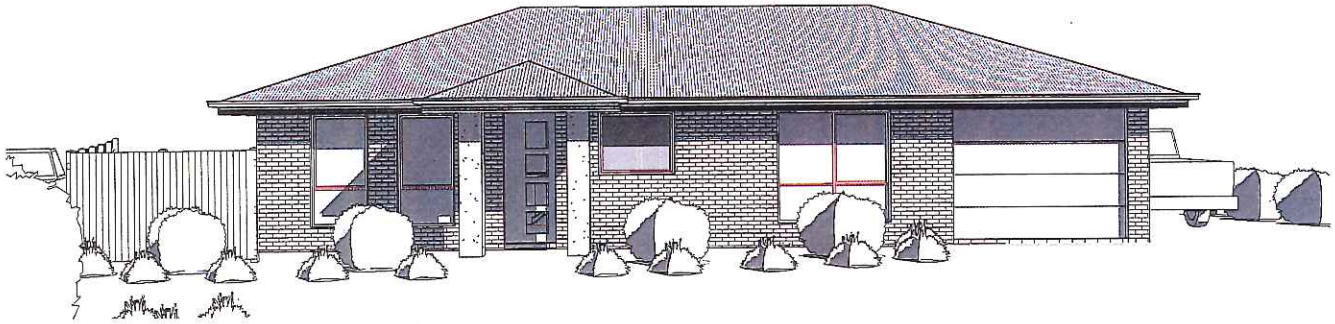
Date: 06/05/2020
Scale: 1 : 100

Project/Drawing no: PD20002 U1-05
Revision: 03

BDA BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A





PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

1–164

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drawing:
PERSPECTIVES

Drafted by: Author
Approved by: Approver
Date: 06/05/2020
Scale:

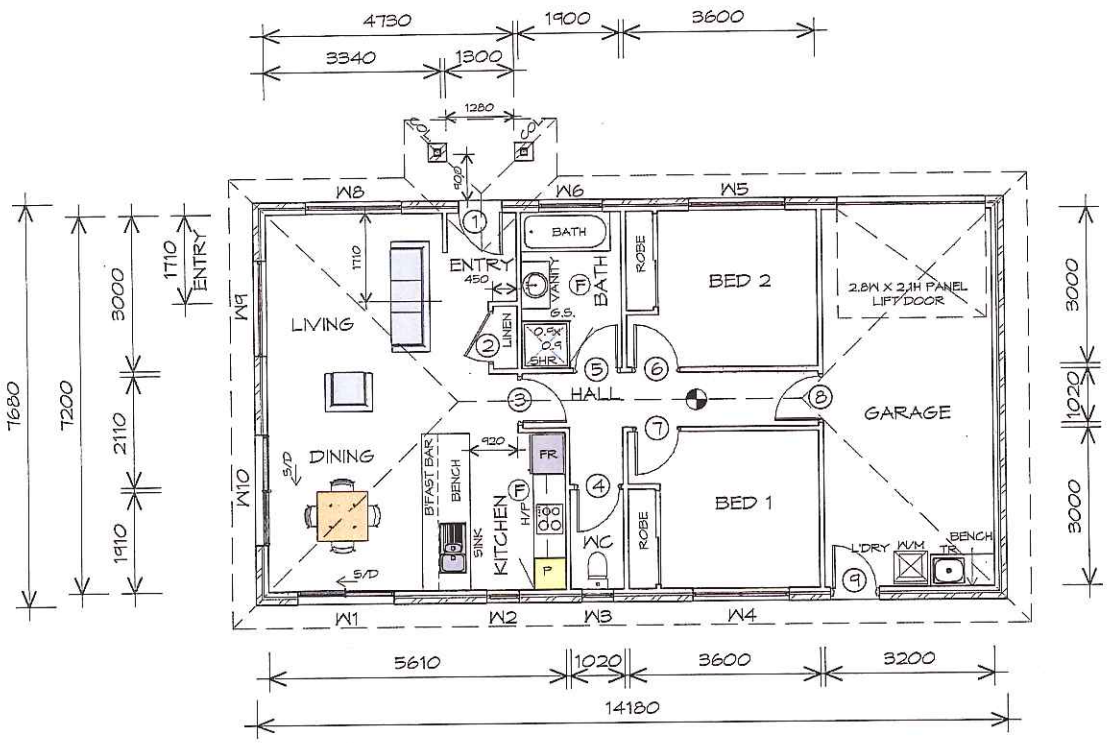
Project/Drawing no: PD20002 -U1-06
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 1

1-165



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- H/WC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100

TOTAL FLOOR AREA 108.90 m2 (11.71 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

Amended
06.05.20

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 2

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U2-01	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL GLAZED DOOR	
2	920	ROBE DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	1810	SLIDING DOOR	
W2	1800	610	AWNING WINDOW	
W3	1000	610	AWNING WINDOW	OPAQUE
W4	1800	1810	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1000	1210	AWNING WINDOW	OPAQUE
W8	600	1810	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	
W10	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

1-166

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

UNIT 2

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drafted by: Author
Approved by: Approver

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 06/05/2020
Scale:

Project/Drawing no: PD20002 U2-02
Revision: 03

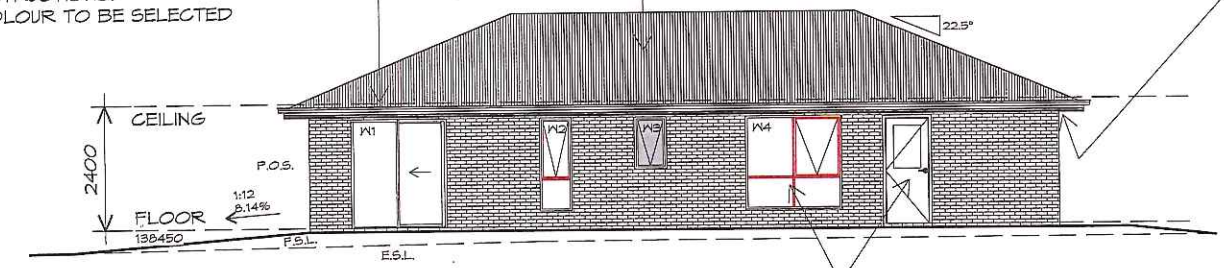
BDA BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.

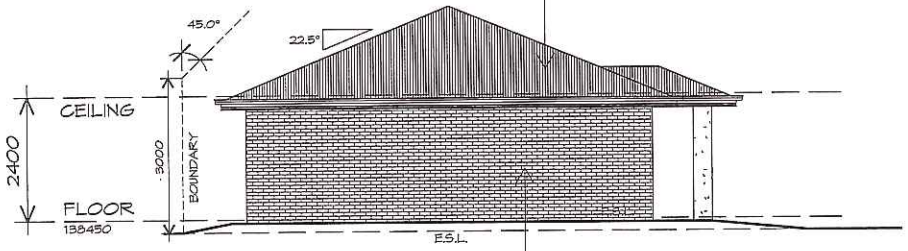


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

WESTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



ERN ELEVATION

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

1-167

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U2-03	03

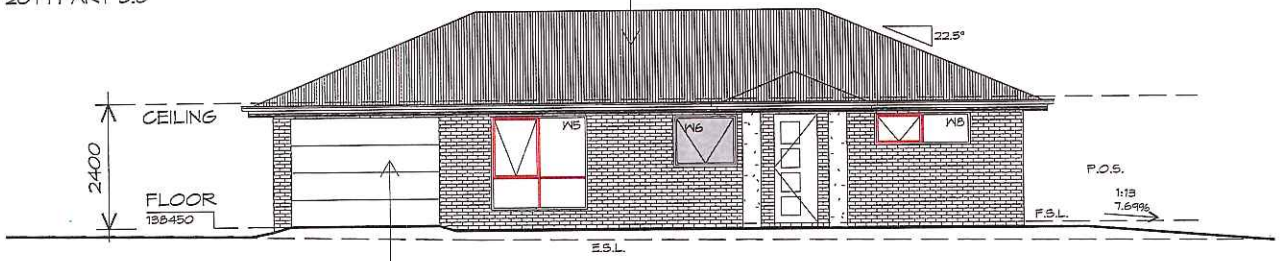
Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 2

WINDOWS
POWDER COATED ALUMINIUM WINDOW FRAMES AWNING OPENING
REVEALS AND TRIMS TO CLIENTS SPEC.
ALL FLASHING TO MANUFACTURERS SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS REFER AS 1288 & AS 2047 & NCC 2019 PART 3.6

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



PANEL LIFT DOOR 2800 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

EASTERN ELEVATION

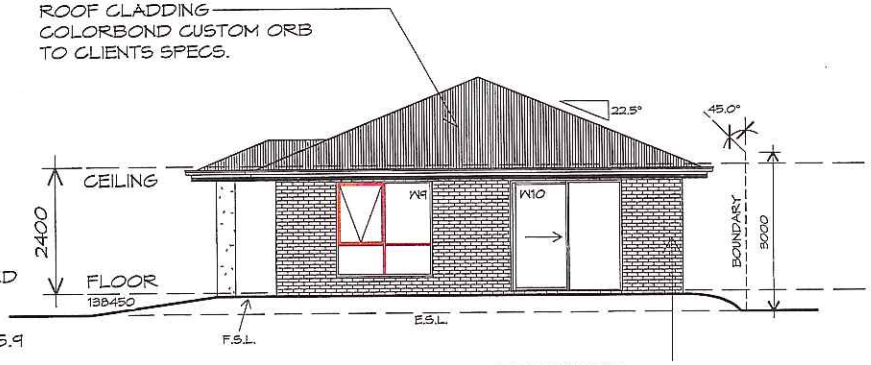
1 : 100

1–168

DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL MASONRY ON SLABS OR FOOTINGS, SHALL BE OF SUFFICIENT WIDTH TO PROJECT PAST THE EXTERNAL FACE OF THE WALL.
NCC 2019 PART 3.3.5.7

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE IMMEDIATELY ABOVE ANY DPC OR FLASHING. AT 1200 CRS AND HEAD AND SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.3.5.9

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

NORTHERN ELEVATION

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 2

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

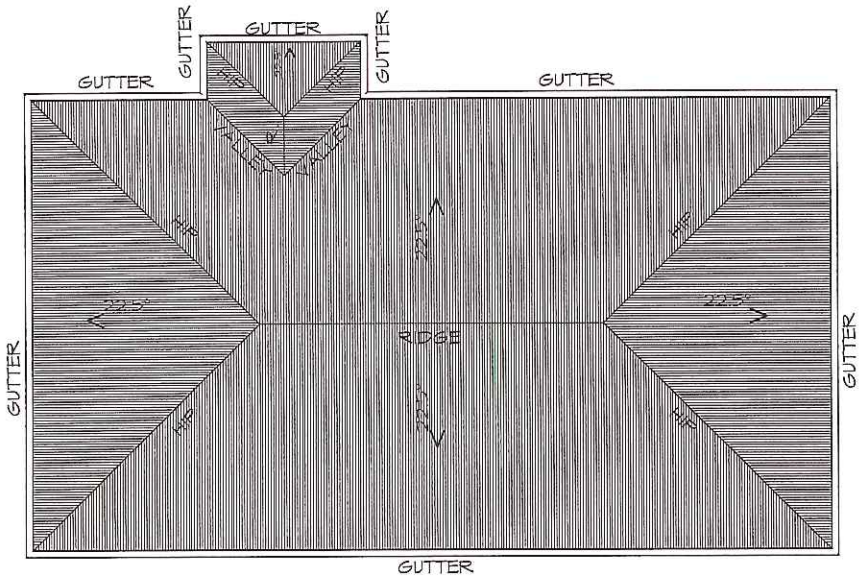
Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U2-04	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

1–169

UNIT 2

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER NCC 2019 PART 3.5.1.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

Client name:
L.GUL

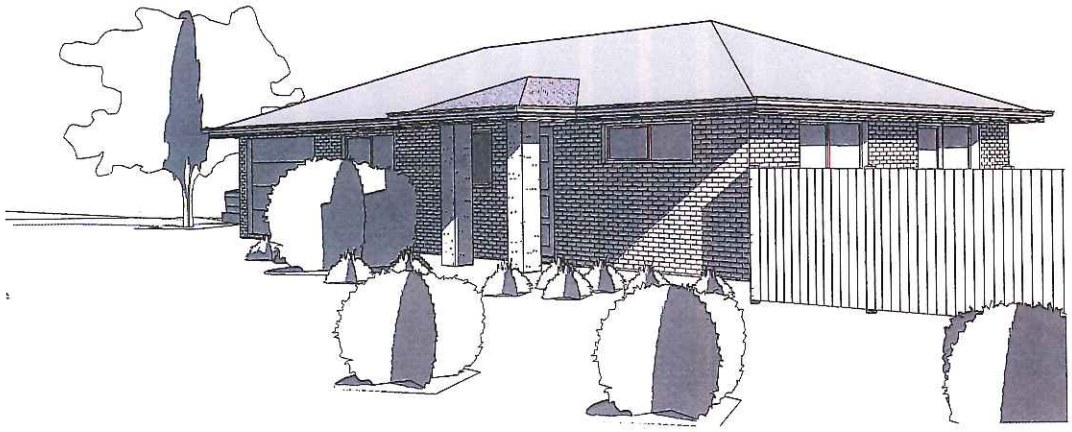
Drafted by: Author
Approved by: Approver

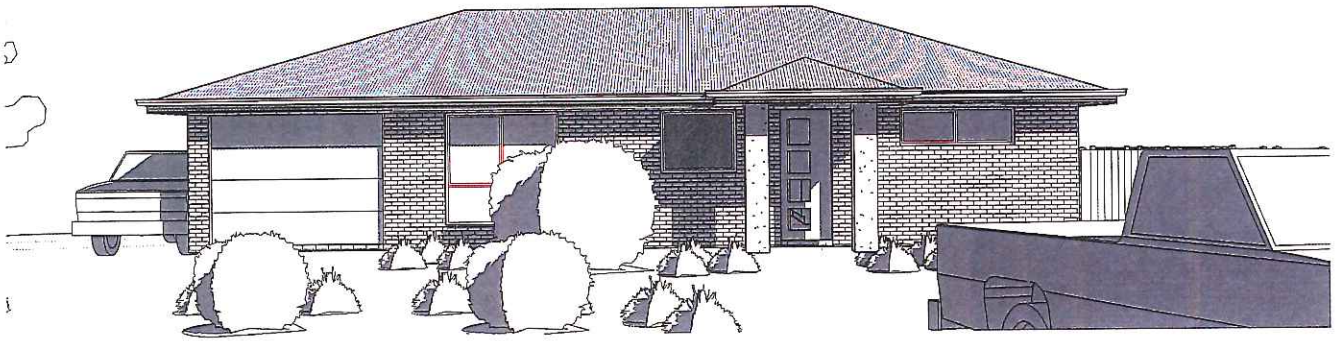
Drawing:
ROOF PLAN

Date: 06/05/2020
Scale: 1 : 100

Project/Drawing no: PD20002 U2-05
Revision: 03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A





1–170

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drawing:
PERSPECTIVES

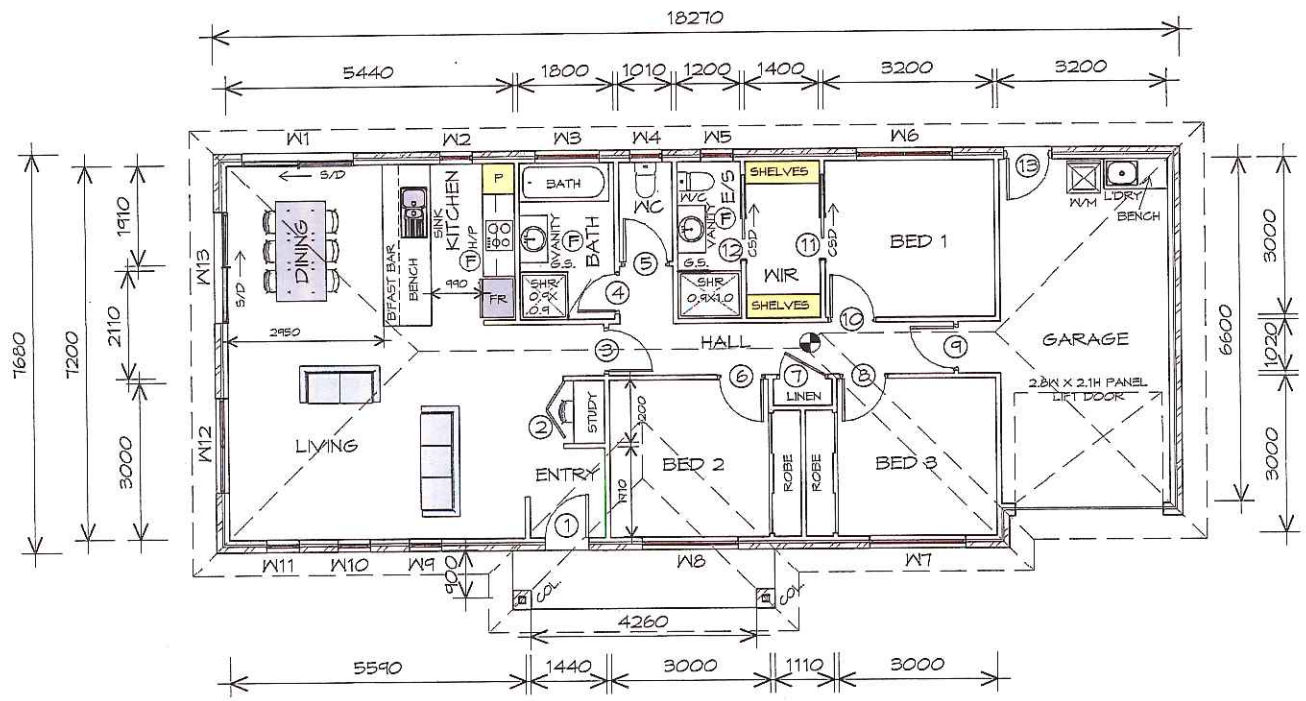
Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	
Project/Drawing no:	Revision:
PD20002 -U2-06	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 2

1-171



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

FLOOR PLAN

1 : 100

TOTAL FLOOR AREA 140.31 m2 (15.09 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.3.3

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 3

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U3-01	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL GLAZED DOOR	
2	1200	BIFOLD DOOR	
3	820	INTERNAL TIMBER DOOR	
4	720	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	870	ROBE DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	CAVITY SLIDING DOOR	
12	820	CAVITY SLIDING DOOR	
13	820	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	1800	610	AWNING WINDOW	
W3	1000	1210	AWNING WINDOW	OPAQUE
W4	1000	610	AWNING WINDOW	OPAQUE
W5	1000	610	AWNING WINDOW	OPAQUE
W6	1800	1810	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	1800	1810	AWNING WINDOW	
W9	1800	610	AWNING WINDOW	
W10	1800	610	AWNING WINDOW	
W11	1800	610	AWNING WINDOW	
W12	1800	1810	AWNING WINDOW	
W13	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **???** **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

1-172

UNIT 3

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

Client name:
L.GUL

Drafted by:
A.V.

Approved by:
Approver

Drawing:
DOOR AND WINDOW SCHEDULES

Date:
06/05/2020

Scale:

Project/Drawing no:
PD20002 U3-02

Revision:
03

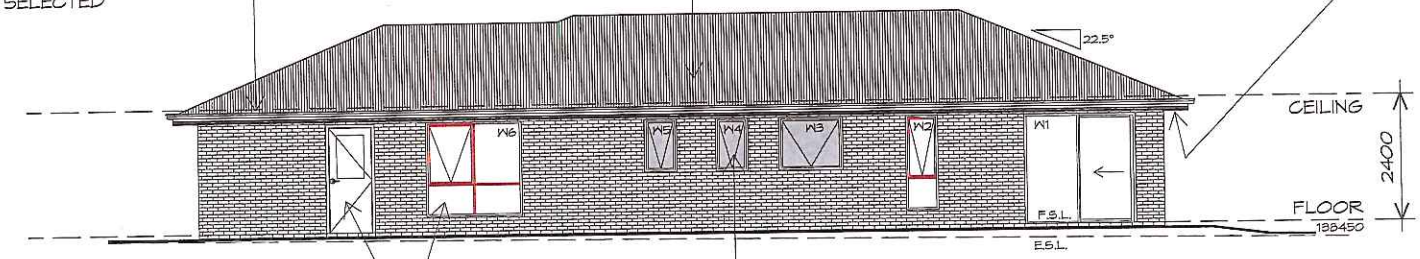
bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

WINDOWS
POWDER COATED ALUMINIUM WINDOW
FRAMES AWNING OPENING
REVEALS AND TRIMS TO CLIENTS SPEC.
ALL FLASHING TO MANUFACTURERS
SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS REFER
AS 1288 & AS 2047 & NCC 2019 PART 3.6

1–173

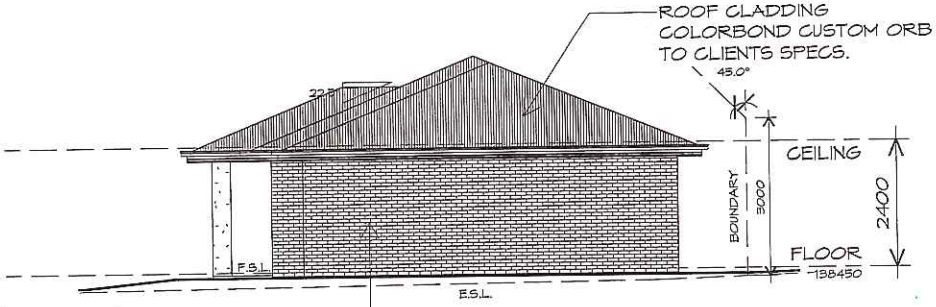
EASTERN ELEVATION

1 : 100

DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL
MASONRY ON SLABS OR FOOTINGS,
SHALL BE OF SUFFICIENT WIDTH TO
PROJECT PAST THE EXTERNAL FACE
OF THE WALL.
NCC 2019 PART 3.3.5.7

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE
IMMEDIATELY ABOVE ANY DPC
OR FLASHING. AT 1200 CRS AND HEAD AND
SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED
IN ACCORDANCE WITH NCC 2019 PART 3.3.5.9

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

SOUTHERN ELEVATION

1 : 100

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 3

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

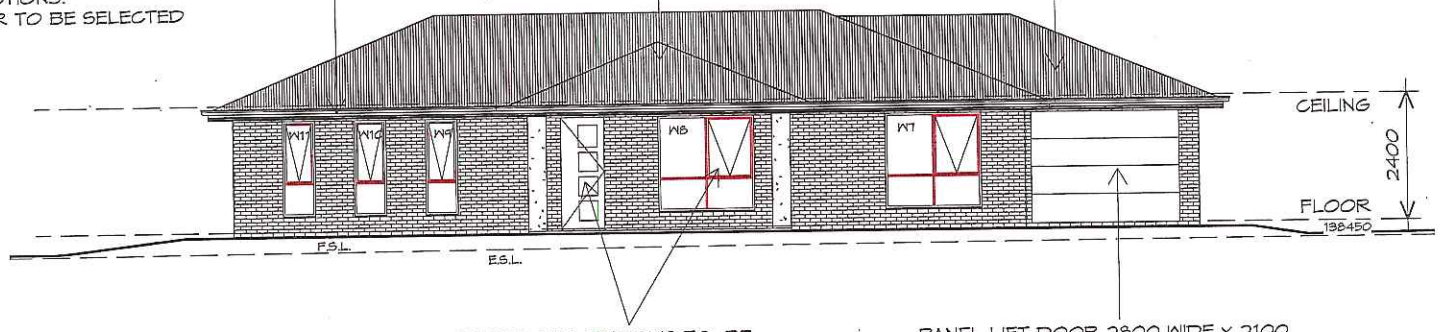
Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100

Project/Drawing no: PD20002 -U3-03
Revision: 03

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

PANEL LIFT DOOR 2800 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

WESTERN ELEVATION

1 : 100

1–174

GLAZING
ALL GLAZING IS TO COMPLY WITH THE PROVISIONS OF PART 3.6. OF THE NCC 2019. IN PARTICULAR THAT THE GLAZING IN THE WINDOW LOCATED OVER THE BATH/ SHOWER INSTALLATION TO COMPLY WITH HUMAN IMPACT SAFETY REQUIREMENTS, SECTION 5.12 OF A.S.1288
WINDOWS TO BE SEALED IN ACCORDANCE WITH A.S.2047
ALL GLASS INSTALLATIONS INCLUDING ROOFS, WINDOW AND DOORS TO BE TAGGED ON-SITE OR GLAZIER TO SUPPLY COMPLIANCE CERTIFICATE AT FINAL INSPECTION.

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

NORTHERN ELEVATION

1 : 100

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 3

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

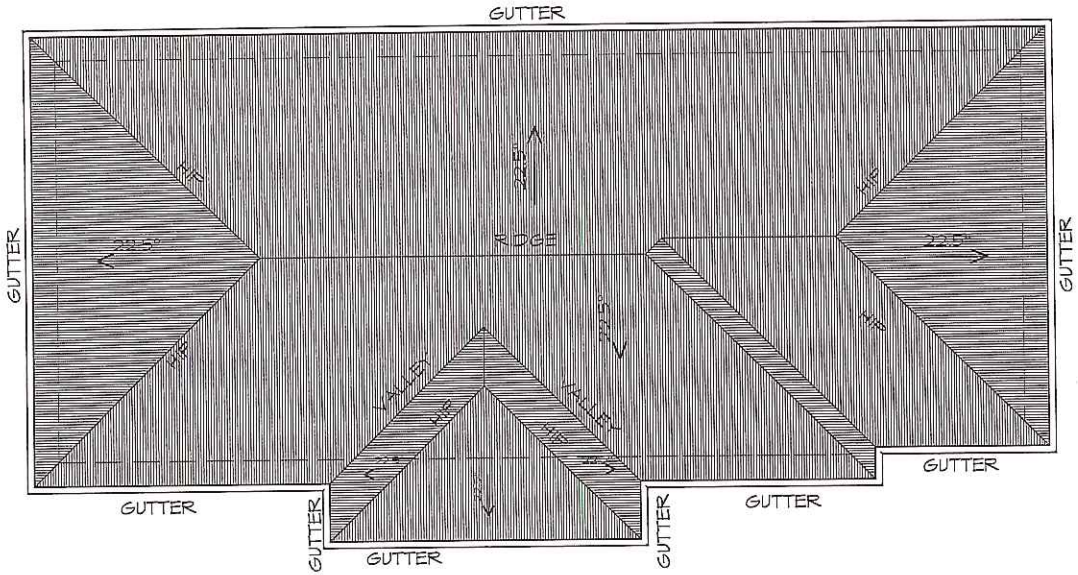
Drawing:
ELEVATIONS

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100

Project/Drawing no: PD20002 -U3-04
Revision: 03

bdaa BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

1-175



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER NCC 2019 PART 3.5.1.8

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ROOF PLAN

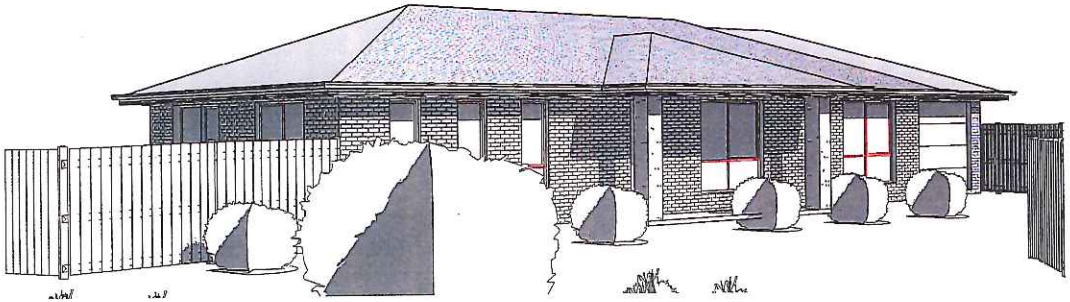
Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100

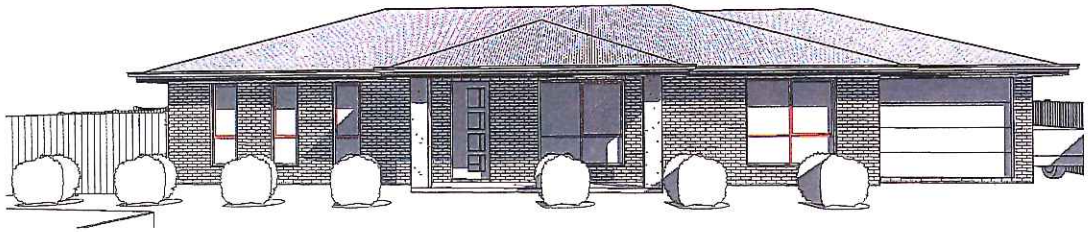
Project/Drawing no: PD20002 -U3-05
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 3





1–176

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drawing:
PERSPECTIVES

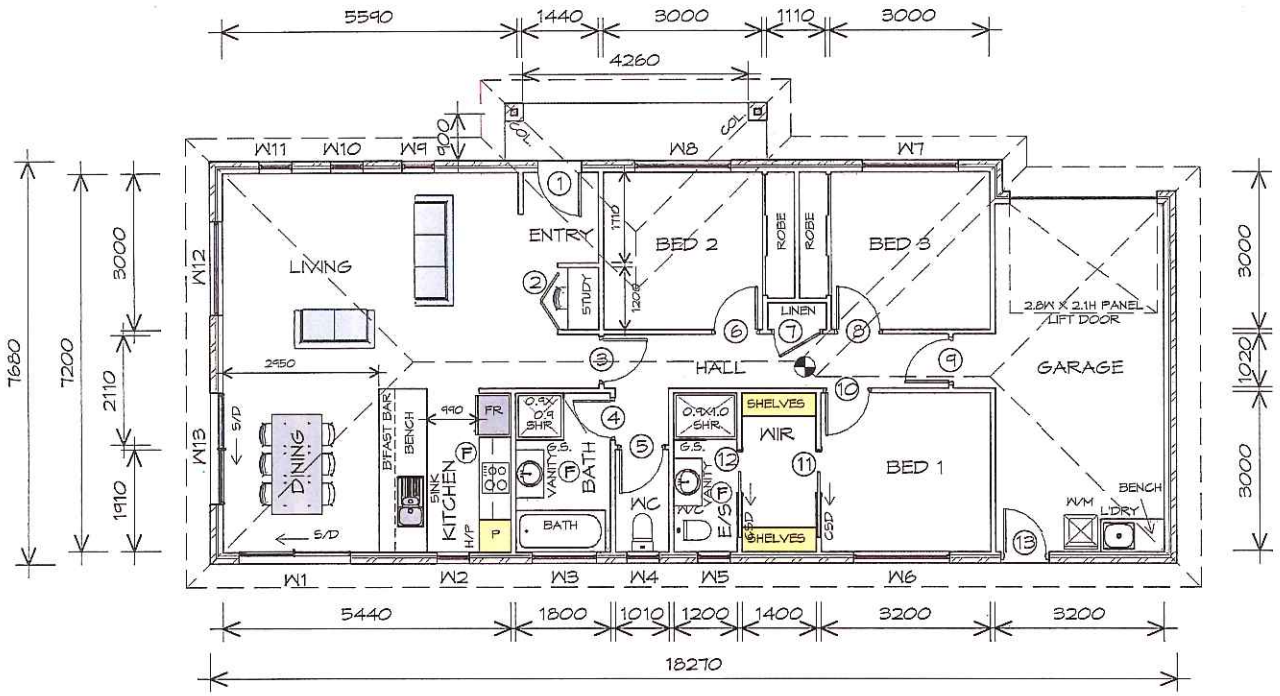
Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	
Project/Drawing no:	Revision:
PD20002 -U3-06	03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 3

1-177



FLOOR PLAN

1 : 100

TOTAL FLOOR AREA 140.31 m2 (15.09 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 4

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- H/WC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U4-01	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL GLAZED DOOR	
2	1200	BIFOLD DOOR	
3	820	INTERNAL TIMBER DOOR	
4	720	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	870	ROBE DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	CAVITY SLIDING DOOR	
12	820	CAVITY SLIDING DOOR	
13	820	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	1800	610	AWNING WINDOW	
W3	1000	1210	AWNING WINDOW	OPAQUE
W4	1000	610	AWNING WINDOW	OPAQUE
W5	1000	610	AWNING WINDOW	OPAQUE
W6	1800	1810	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	1800	1810	AWNING WINDOW	
W9	1800	610	AWNING WINDOW	
W10	1800	610	AWNING WINDOW	
W11	1800	610	AWNING WINDOW	
W12	1800	1810	AWNING WINDOW	
W13	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT ??? **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

1-178

UNIT 4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drafted by: A.V.
Approved by: Approver

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 06/05/2020
Scale:

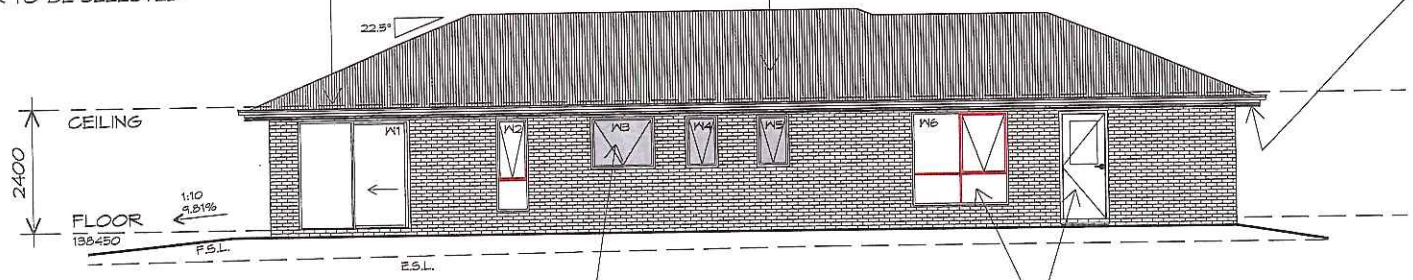
Project/Drawing no: PD20002 U4-02
Revision: 03

BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.



WINDOWS
POWDER COATED ALUMINIUM WINDOW
FRAMES AWNING OPENING
REVEALS AND TRIMS TO CLIENTS SPEC.
ALL FLASHING TO MANUFACTURERS
SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS REFER
AS 1288 & AS 2047 & NCC 2019 PART 3.6

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

1-179

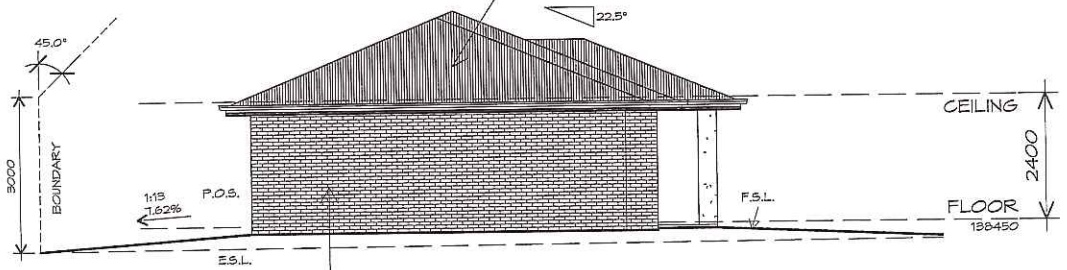
WESTERN ELEVATION

1 : 100

DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL
MASONRY ON SLABS OR FOOTINGS,
SHALL BE OF SUFFICIENT WIDTH TO
PROJECT PAST THE EXTERNAL FACE
OF THE WALL.
NCC 2019 PART 3.3.5.7

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE
IMMEDIATELY ABOVE ANY DPC
OR FLASHING. AT 1200 CRS AND HEAD AND
SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED
IN ACCORDANCE WITH NCC 2019 PART 3.3.5.9

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

SOUTHERN ELEVATION

1 : 100

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

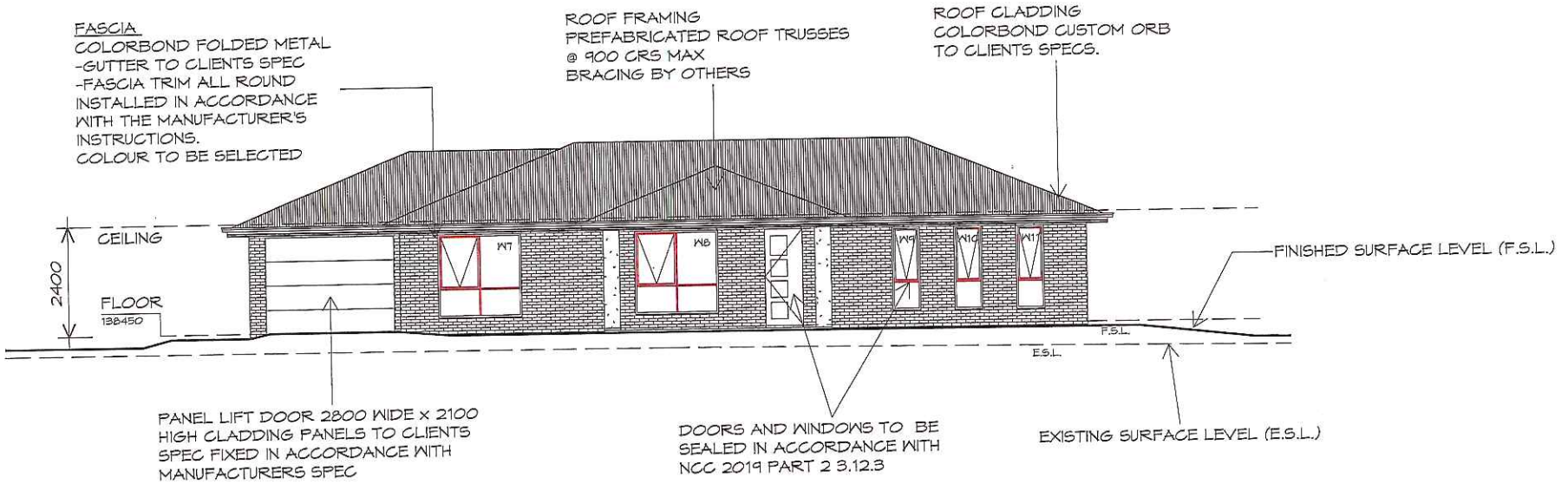
Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(f)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U4-03	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

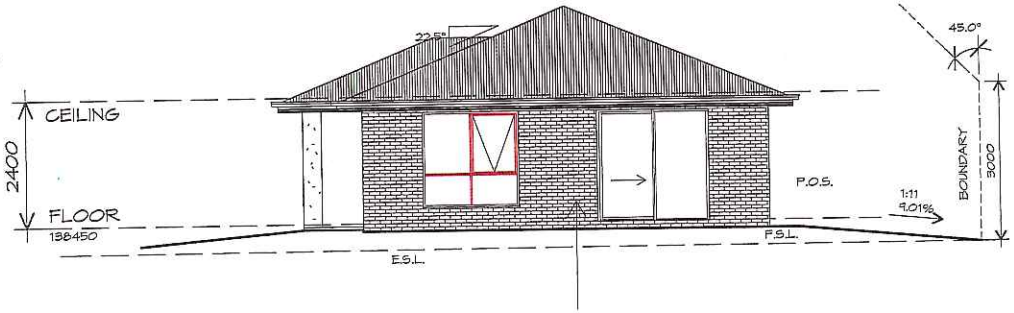


1-180

EASTERN ELEVATION

1 : 100

GLAZING
ALL GLAZING IS TO COMPLY WITH THE PROVISIONS OF PART 3.6. OF THE NCC 2019. IN PARTICULAR THAT THE GLAZING IN THE WINDOW LOCATED OVER THE BATH/ SHOWER INSTALLATION TO COMPLY WITH HUMAN IMPACT SAFETY REQUIREMENTS, SECTION 5.12 OF A.S.1288
WINDOWS TO BE SEALED IN ACCORDANCE WITH A.S.2047
ALL GLASS INSTALLATIONS INCLUDING ROOFS, WINDOW AND DOORS TO BE TAGGED ON-SITE OR GLAZIER TO SUPPLY COMPLIANCE CERTIFICATE AT FINAL INSPECTION.



NORTHERN ELEVATION

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 4

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

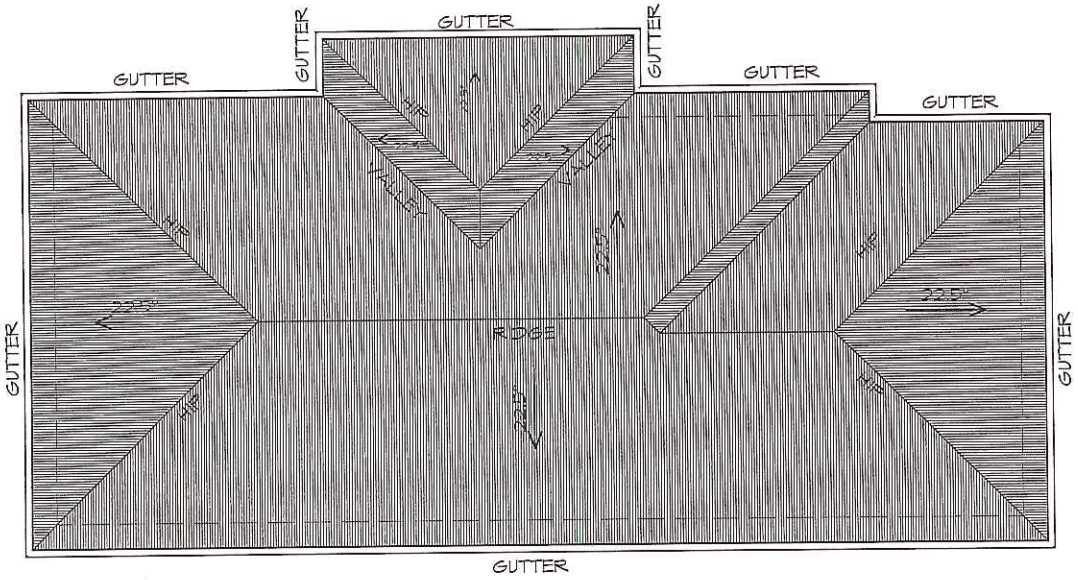
Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U4-04	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A



1–181

ROOF PLAN

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER NCC 2019 PART 3.5.1.8

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 4

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

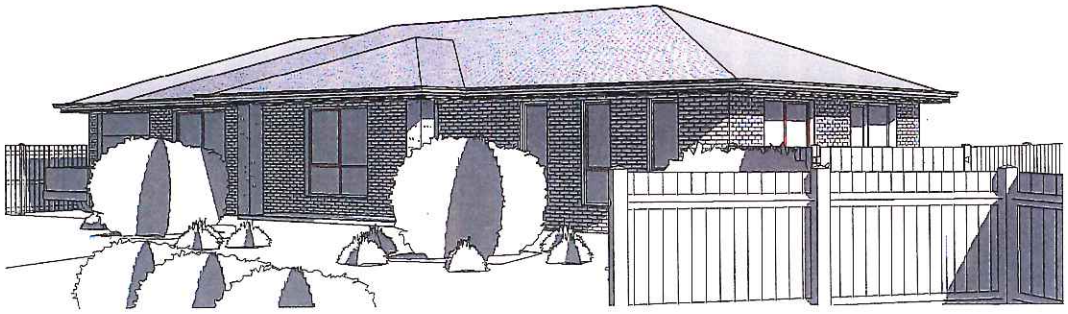
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

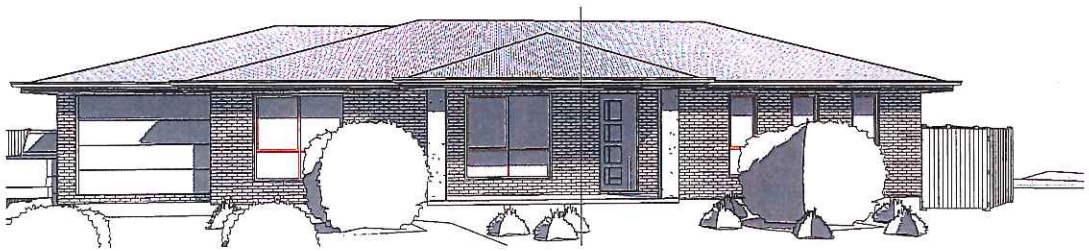
Drawing:
ROOF PLAN

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100

Project/Drawing no: PD20002 -U4-05
Revision: 03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A





1–182

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

Client name:
L.GUL

Drawing:
PERSPECTIVES

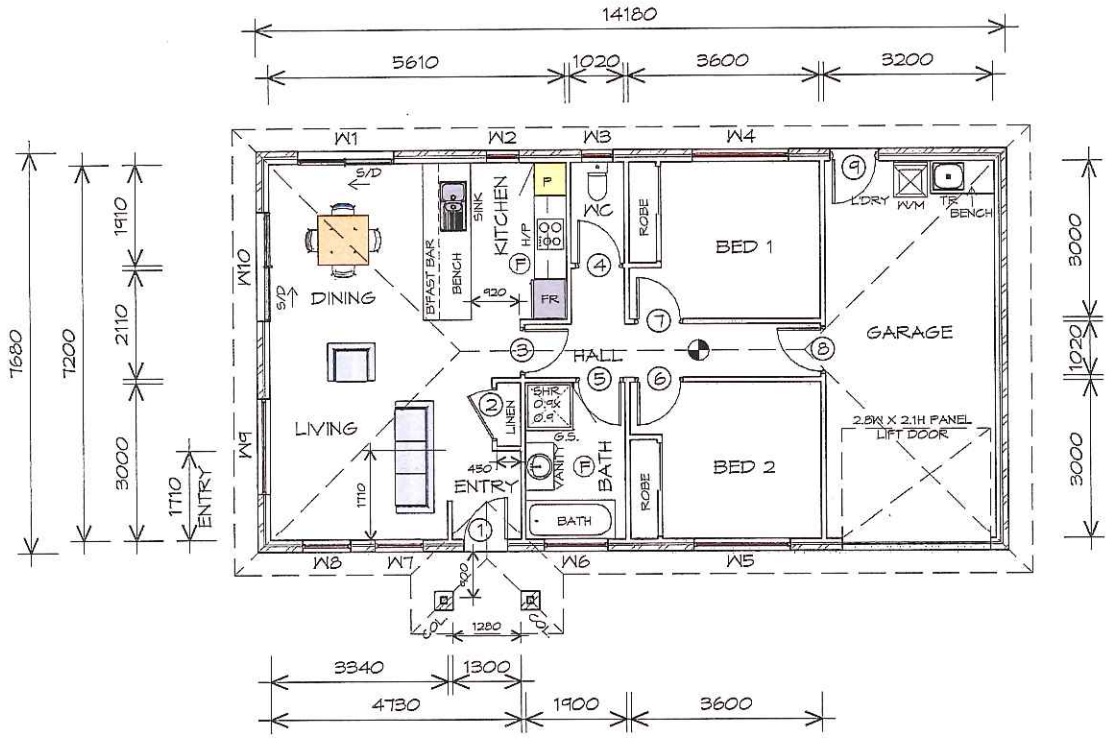
Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	
Project/Drawing no:	Revision:
PD20002 -U4-06	03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 4

1-183



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

FLOOR PLAN

1 : 100

TOTAL FLOOR AREA 108.90 m2 (11.71 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.3.3

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

UNIT 5

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U5-01	02

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL GLAZED DOOR	
2	920	ROBE DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	1810	SLIDING DOOR	
W2	1800	610	AWNING WINDOW	
W3	1000	610	AWNING WINDOW	OPAQUE
W4	1800	1810	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1000	1210	AWNING WINDOW	OPAQUE
W7	1800	910	AWNING WINDOW	
W8	1800	910	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	
W10	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

1-184

UNIT 5

PLANING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drafted by: Author
Approved by: Approver

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 06/05/2020
Scale:

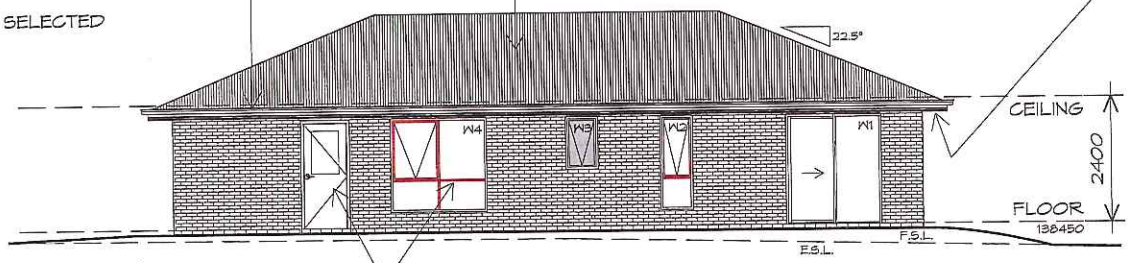
Project/Drawing no: PD20002 U5-02
Revision: 02

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.

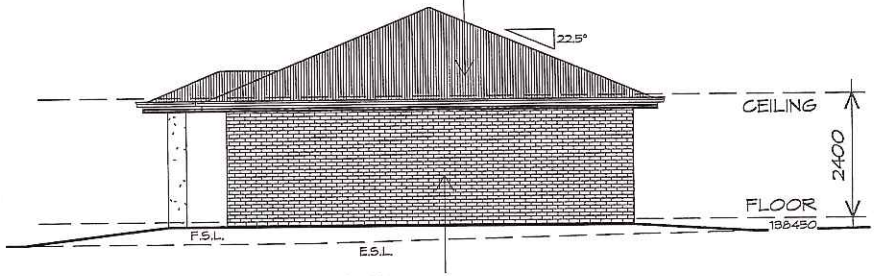


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

SOUTHERN ELEVATION

1 : 100

1-185

UNIT 5

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

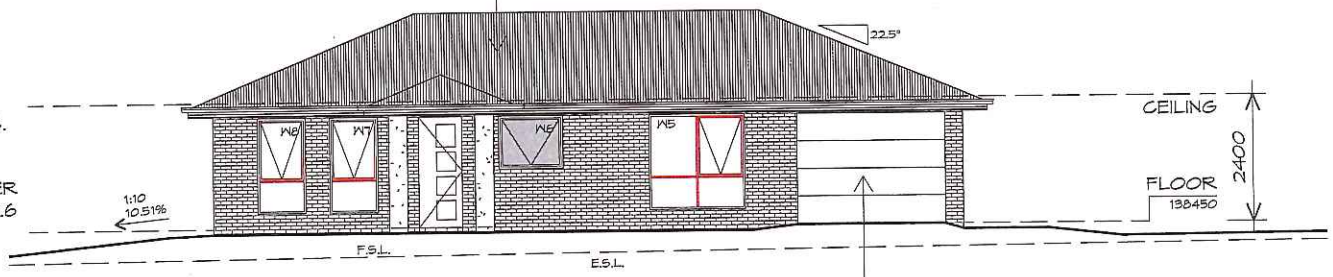
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U5-03	02

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



WINDOWS
POWDER COATED ALUMINIUM WINDOW FRAMES AWNING OPENING REVEALS AND TRIMS TO CLIENTS SPEC.
ALL FLASHING TO MANUFACTURERS SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS REFER AS 1288 & AS 2047 & NCC 2019 PART 3.6

PANEL LIFT DOOR 2800 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

WESTERN ELEVATION

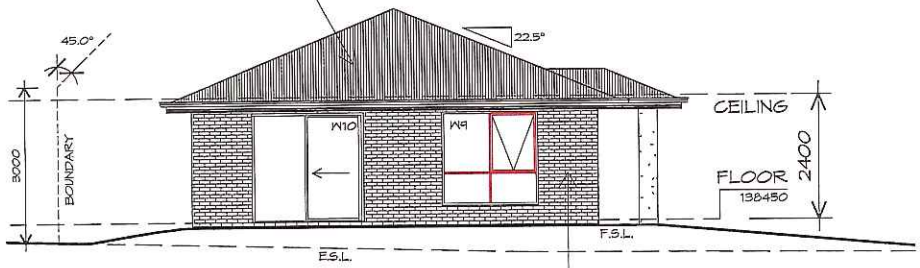
1 : 100

1-186

DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL MASONRY ON SLABS OR FOOTINGS, SHALL BE OF SUFFICIENT WIDTH TO PROJECT PAST THE EXTERNAL FACE OF THE WALL.
NCC 2019 PART 3.3.5.7

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE IMMEDIATELY ABOVE ANY DPC OR FLASHING. AT 1200 CRS AND HEAD AND SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.3.5.9

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

NORTHERN ELEVATION

1 : 100

UNIT 5

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

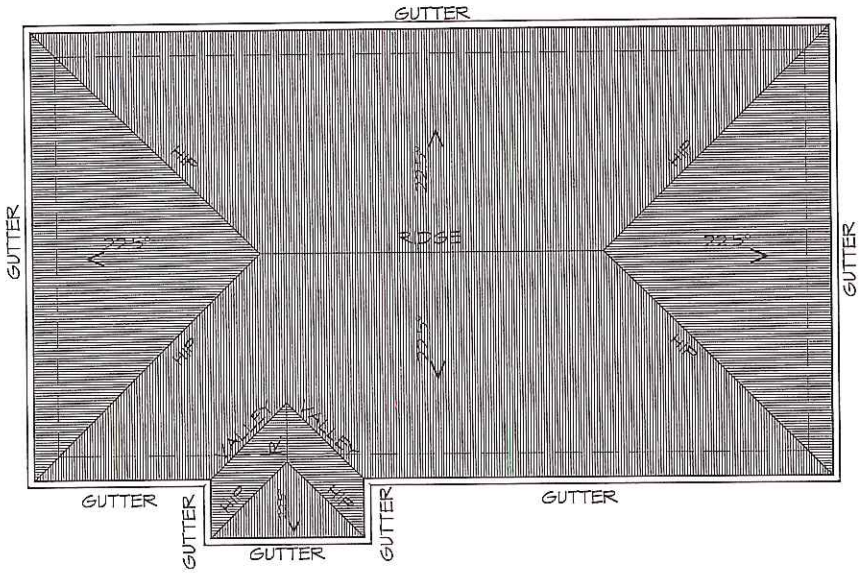
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U5-04	02

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

1–187



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER NCC 2019 PART 3.5.1.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD

Drawing:
ROOF PLAN

Client name:
L.GUL

Date: 06/05/2020
Scale: 1 : 100

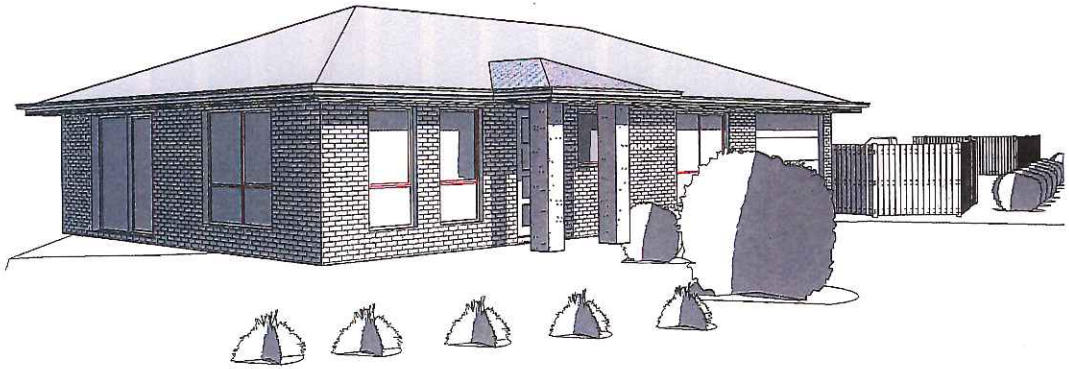
Drafted by: Author
Approved by: Approver

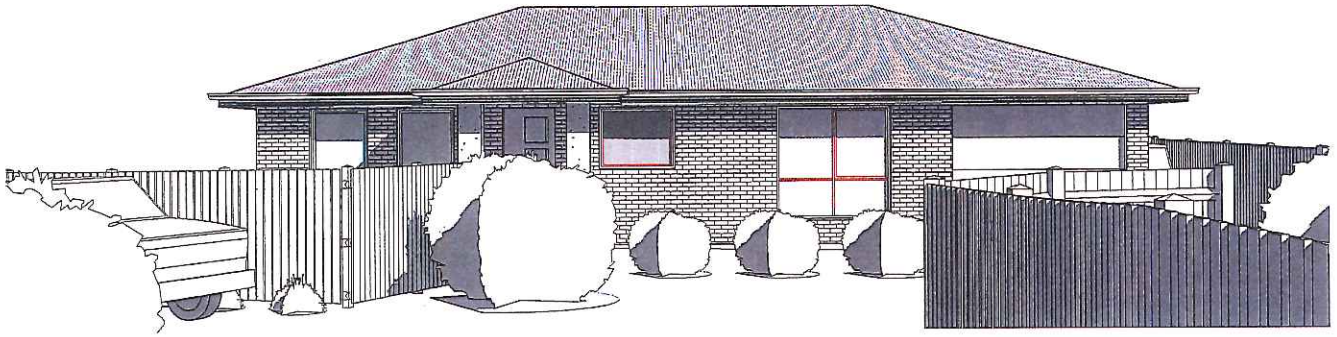
Project/Drawing no: PD20002 U5-05
Revision: 02

BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

UNIT 5





1-188

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

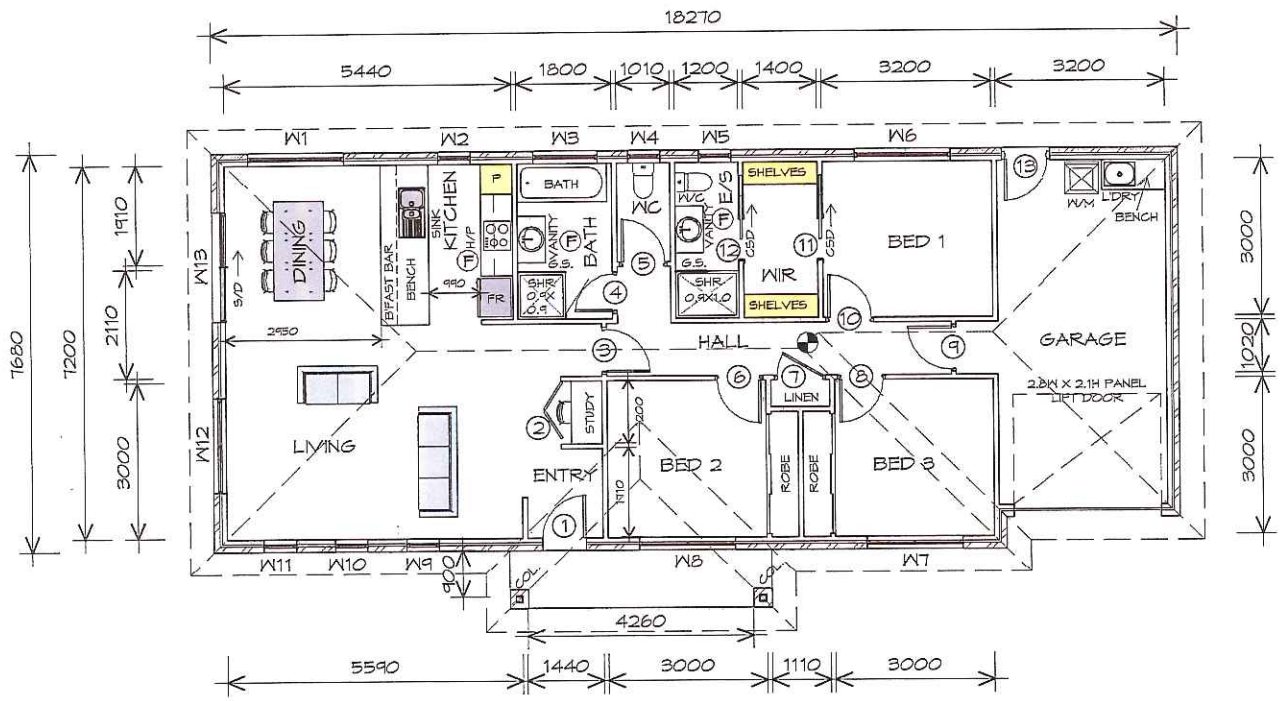
Drawing:
PERSPECTIVES

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
06/05/2020	
Project/Drawing no:	Revision:
PD20002 -U5-06	02

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

UNIT 5

1-189



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

FLOOR PLAN

1 : 100

TOTAL FLOOR AREA 140.31 m2 (15.09 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 6

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100

Project/Drawing no: PD20002 -U6-01
Revision: 03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL GLAZED DOOR	
2	1200	BIFOLD DOOR	
3	820	INTERNAL TIMBER DOOR	
4	720	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	870	ROBE DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	CAVITY SLIDING DOOR	
12	820	CAVITY SLIDING DOOR	
13	820	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	1000	1210	AWNING WINDOW	OPAQUE
W4	1000	610	AWNING WINDOW	OPAQUE
W5	1000	610	AWNING WINDOW	OPAQUE
W6	1800	1810	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	1800	1810	AWNING WINDOW	
W9	1800	610	AWNING WINDOW	
W10	1800	610	AWNING WINDOW	
W11	1800	610	AWNING WINDOW	
W12	1800	1810	AWNING WINDOW	
W13	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **???** **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

1-190

UNIT 6

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drafted by:
A.V.

Approved by:
Approver

Drawing:
DOOR AND WINDOW SCHEDULES

Date:
06/05/2020

Scale:

Project/Drawing no:
PD20002 U6-02

Revision:
03

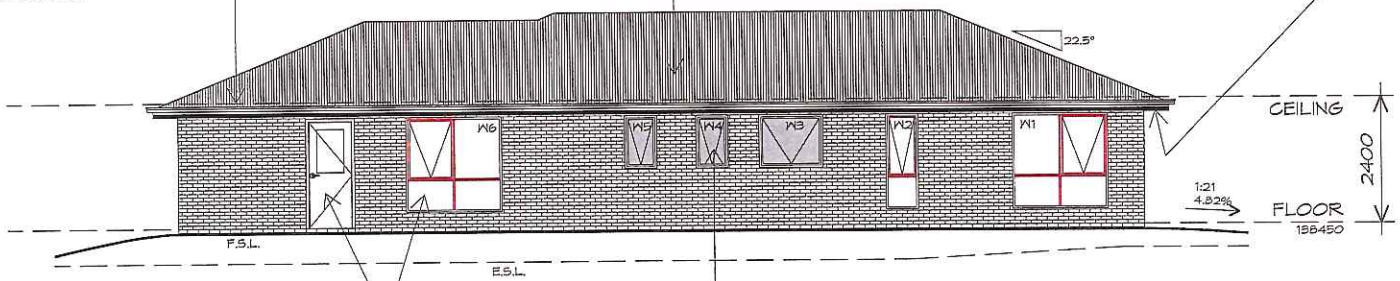
bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

WINDOWS
POWDER COATED ALUMINIUM WINDOW
FRAMES AWNING OPENING
REVEALS AND TRIMS TO CLIENTS SPEC.
ALL FLASHING TO MANUFACTURERS
SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS REFER
AS 1288 & AS 2047 & NCC 2019 PART 3.6

1-191

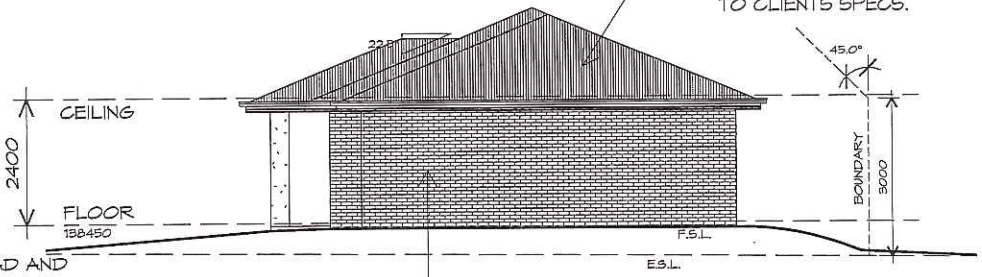
NORTHERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL
MASONRY ON SLABS OR FOOTINGS,
SHALL BE OF SUFFICIENT WIDTH TO
PROJECT PAST THE EXTERNAL FACE
OF THE WALL.
NCC 2019 PART 3.3.5.7

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE
IMMEDIATELY ABOVE ANY DPC
OR FLASHING. AT 1200 CRS AND HEAD AND
SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED
IN ACCORDANCE WITH NCC 2019 PART 3.3.5.9



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

EASTERN ELEVATION

1 : 100

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 6

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

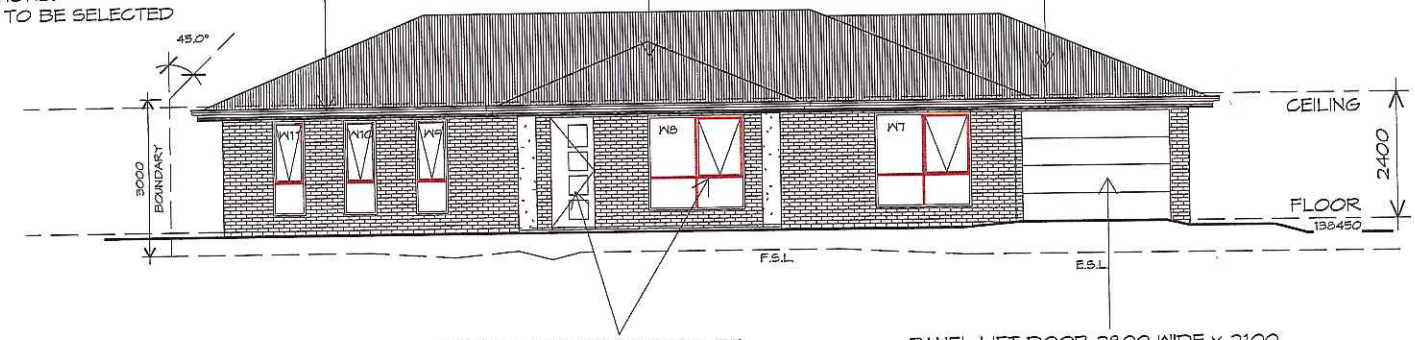
Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U6-03	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

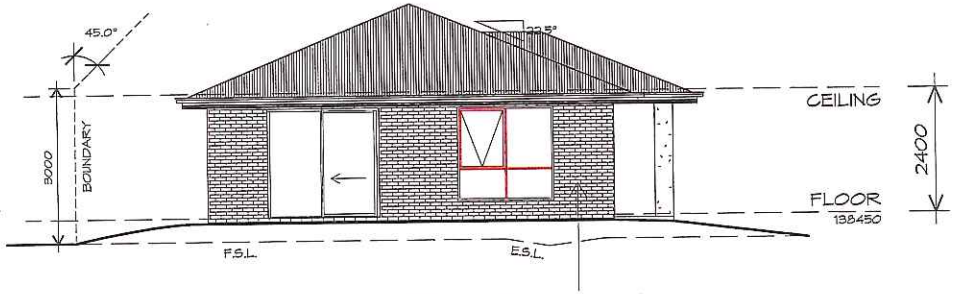
PANEL LIFT DOOR 2800 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SOUTHERN ELEVATION

1 : 100

1-192

GLAZING
ALL GLAZING IS TO COMPLY WITH THE
PROVISIONS OF PART 3.6. OF THE NCC
2019. IN PARTICULAR THAT THE GLAZING IN
THE WINDOW LOCATED OVER THE BATH/
SHOWER INSTALLATION TO COMPLY WITH
HUMAN IMPACT SAFETY REQUIREMENTS,
SECTION 5.12 OF A.S.1288
WINDOWS TO BE SEALED IN
ACCORDANCE WITH A.S.2047
ALL GLASS INSTALLATIONS INCLUDING
ROOFS, WINDOW AND DOORS TO BE
TAGGED ON-SITE OR GLAZIER TO
SUPPLY COMPLIANCE CERTIFICATE
AT FINAL INSPECTION.



WESTERN ELEVATION

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 6

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

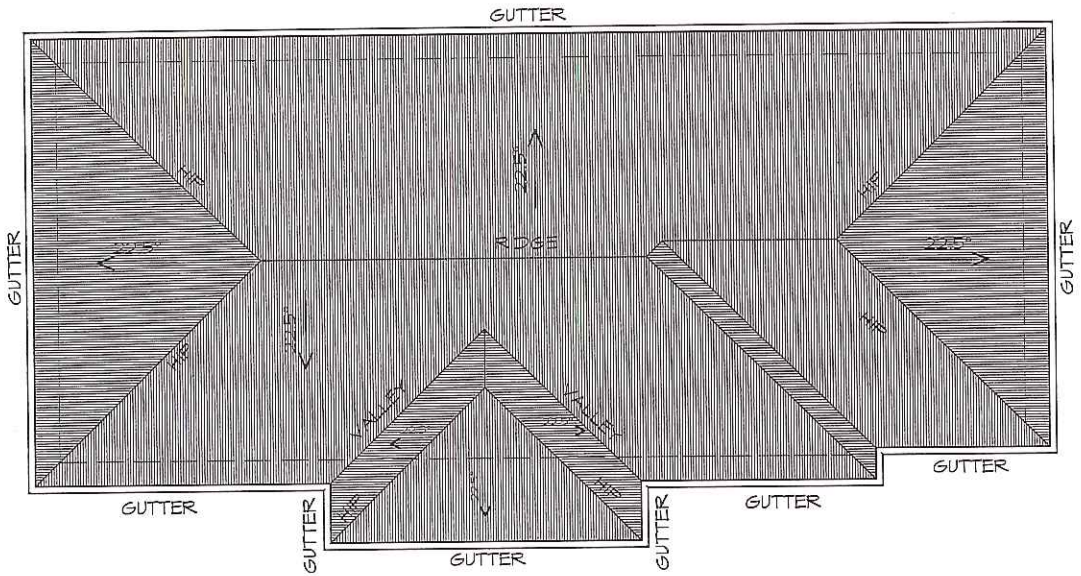
Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
ELEVATIONS

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100
Project/Drawing no:	Revision:
PD20002 -U6-04	03

bda BUILDING DESIGNERS AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

1-193



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER NCC 2019 PART 3.5.1.8

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET,
LONGFORD
Client name:
L.GUL

Drawing:
ROOF PLAN

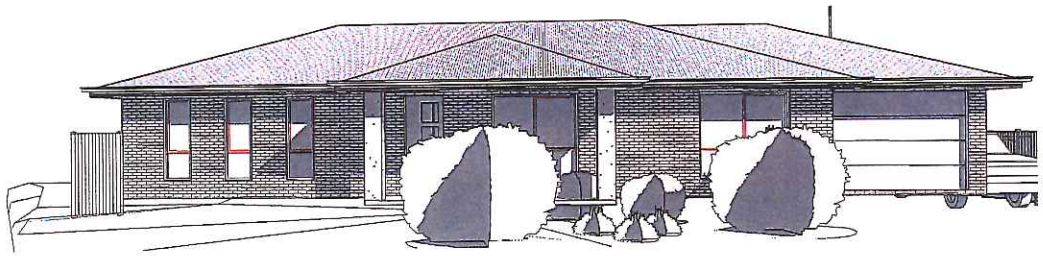
Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	1 : 100

Project/Drawing no: PD20002 -U6-05
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 6



1–194

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Amended
06.05.20

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD

Client name:
L.GUL

Drawing:
PERSPECTIVES

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

UNIT 6

Drafted by:	Approved by:
A.V.	Approver
Date:	Scale:
06/05/2020	
Project/Drawing no:	Revision:
PD20002 -U6-06	03

bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

Amended
06.05.20

05 May 2020

Prime Design
10 Goodman Court
Invermay, TAS, 7248

Our ref: 1885
Your ref:

Attn: Northern Midlands Council

Dear Northern Midlands Council,

Re: 60 Malcombe Street Development - Stormwater

Please see below a summary of the concept stormwater design and site complications for the proposed development at 60 Malcombe Street, Longford. Note that this is the second letter and accompanying drawings for this development, with the first letter and its attachments attached.

1 Stormwater Servicing

The proposed development at 60 Malcombe Street has challenges associated with stormwater servicing due to the lack of fall and depth of existing stormwater connection points. Initially, two options were developed and discussed (see attached letter and drawings for details in Attachment 2) for the site. The first option proposed was to install a gravity system to convey the sites stormwater runoff to the adjacent open channel by filling the site to comply with the requirements of AS3500.2:2018. The second option proposed was to install a pumped system that would discharge to the adjacent open drain. The pumped option provided site flexibility and did not require site fill to achieve requirements of AS3500.2:2018 but it was noted that pumped systems have associated risks and maintenance requirements. The developer confirmed that the pumped option was the preferred option moving forward and this was pursued with Council.

Council responded to the concept servicing letter with advice that the development could be serviced by a gravity system without the need for substantial fill onsite (note that substantial fill was not recommended by Council as it may cause stormwater problems on neighbouring properties) and a pumped option is not preferred. Upon review of the survey levels and conceptual long sections for the stormwater system, a gravity system may be achievable for the site, assuming:

- The proposed dwellings are to have a finished floor level of 138.45 m, as suggested by the Council.
- A reduced minimum cover to 100 mm for the pipes, both in trafficable areas and non-trafficable areas. Note that to protect the pipe from structural failure, the trafficable areas must be concreted.
- Localised fill in some areas to achieve required pipe cover and localised draining.

Full details are proposed to be confirmed during construction with liaison with Council and the plumber to ensure the system is constructed in a sound manner, although not strictly complying with the requirements of AS3500.2:2018. It is also proposed that the amount and location of localised fill be confirmed during construction to achieve the required levels whilst minimising overall site fill.

2 Summary

The proposed development at 60 Malcombe Street can be serviced by a gravity system without substantial fill of the lot and the related stormwater impacts on neighbouring properties provided the requirements for minimum pipe cover be relaxed from the requirements of AS3500.2:2018 and localised fill is accepted by Council as needed onsite.

We trust that the above letter provides the information you require. If you require any further information or clarification on any aspect of the above please don't hesitate to contact me on Mob: 0407 394 304 or Email: nzanetto@ipdconsulting.com.au

Yours faithfully
IPD Consulting Pty Ltd

Nathan Zanetto

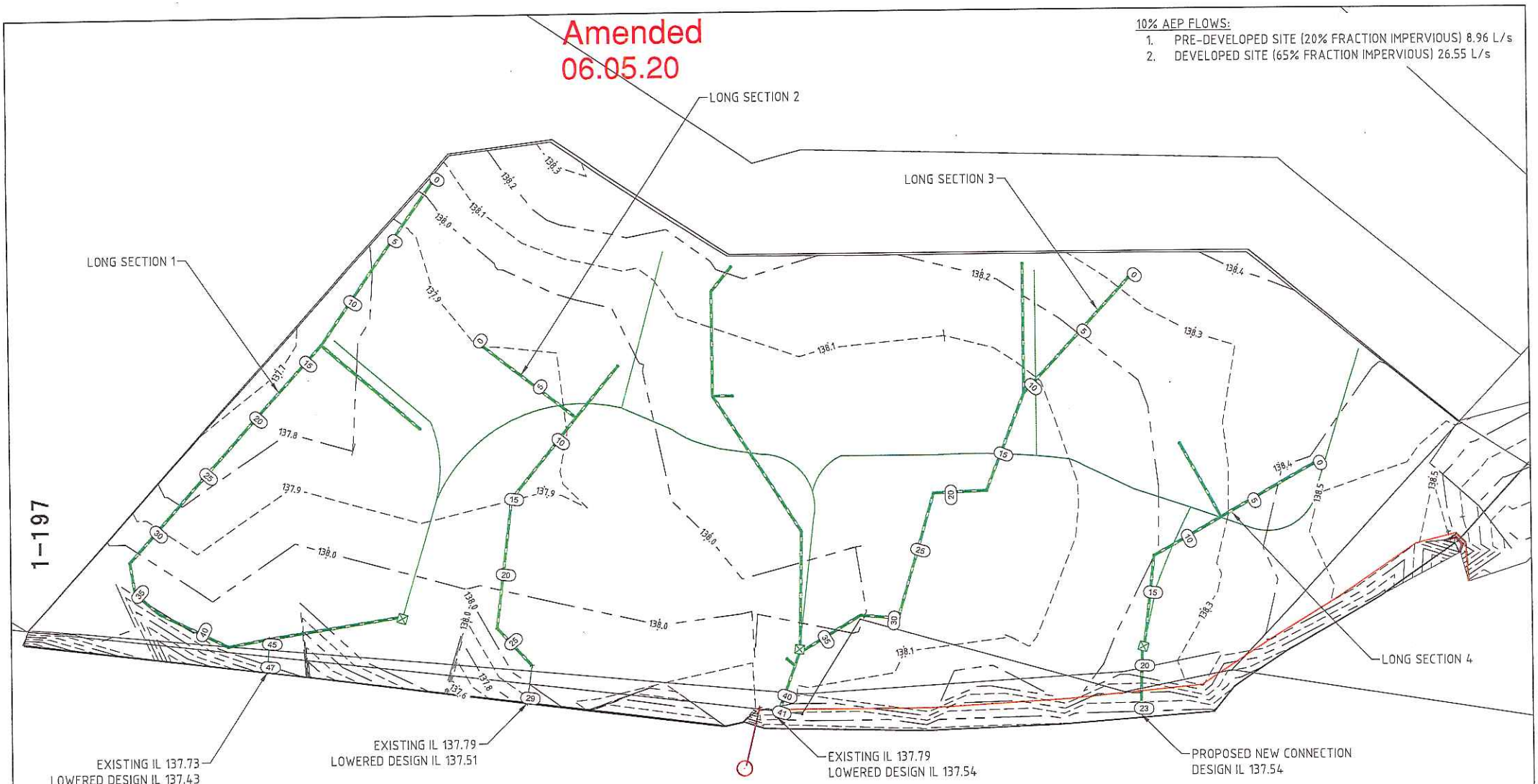
Graduate Civil Engineer

Attachments

1. 1885 - 60 Malcombe Street Development Gravity System_Rev B
2. First stormwater servicing letter and drawings

Amended
06.05.20

10% AEP FLOWS:
1. PRE-DEVELOPED SITE (20% FRACTION IMPERVIOUS) 8.96 L/s
2. DEVELOPED SITE (65% FRACTION IMPERVIOUS) 26.55 L/s



DESIGN SERVICES LEGEND

DESIGN STORMWATER PIPE

OVERLAND FLOW PATH

0 0.25 0.5 0.75 1 1.25 METRES
SCALE 1:25

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step.

GRAVITY SYSTEM CONCEPT LAYOUT
SCALE - 1:250

NOTES:
1. PAVEMENT TO FALL TOWARDS CENTRE (OVERLAND FLOW PATH LINES)
2. PAVEMENT TO HAVE MINIMUM 1:100 GRADE ALONG OVERLAND FLOW PATHS TO COLLECTION PITS
3. ALL STORMWATER PIPES TO BE DN100 WITH MINIMUM 1:100 GRADE TOWARDS CONNECTION POINTS

CONCEPT

REV	DATE	DESCRIPTION	DRN	CHK
B	05.05.20	CONCEPT ONLY	NZ	MW
A	30.03.20	CONCEPT ONLY	NZ	MW

		DATE
DRAWN	NZ	05.05.20
CHECKED	MW	05.05.20
DESIGNED	NZ	05.05.20
DESIGN APP.	MW	05.05.20
APPROVED	MW	05.05.20

DO NOT SCALE
DIMENSIONS IN MILLIMETERS
DRAWING PRACTICES TO AS1100 - 1992

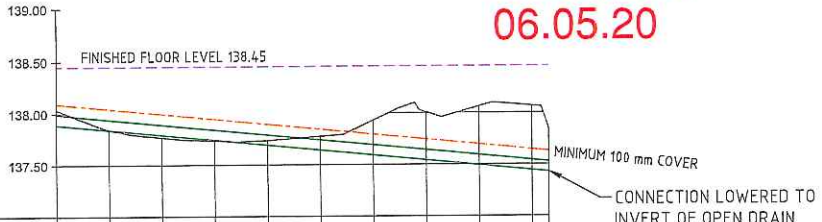
ipd consulting
ABN: 96 121 714 878
LEVEL 2, 126 CHARLES STREET
LAUNCESTON, TASMANIA
P.O. BOX 1371 LAUNCESTON TAS. 7250
PHONE. 0419 574 975
EMAIL. admin@ipdconsulting.com.au

PROJECT NAME
60 MALCOMBE STREET DEVELOPMENT

DRAWING TITLE
STORMWATER SYSTEM
GRAVITY SYSTEM PLAN

SCALE AT A3	DRAWING NUMBER	SHEET	DISCIPLINE	REVISION
1:250	1885 - 001	1 OF 2	CI	B

Amended
06.05.20



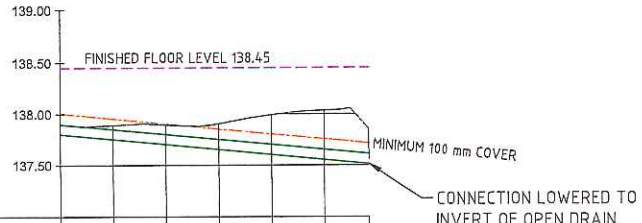
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	30.00	35.00	40.00	45.00	46.58
EXISTING SURFACE	138.04	137.85	137.77	137.73	137.74	137.78	137.93	138.01	138.06	138.07	137.85

LONG SECTION 1
HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:50

CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	30.00	35.00	40.00	41.14
EXISTING SURFACE	138.32	138.20	138.08	138.05	138.02	138.01	138.01	138.02	138.07	137.85

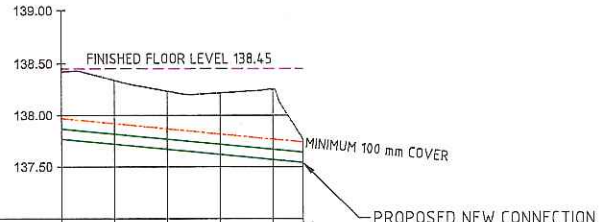
LONG SECTION 3
HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:50

1-198



CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	29.22
EXISTING SURFACE	137.90	137.89	137.89	137.91	137.99	138.03	

LONG SECTION 2
HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:50



CHAINAGE	0.00	5.00	10.00	15.00	20.00	22.86
EXISTING SURFACE	138.42	138.34	138.23	138.22	138.25	137.77

LONG SECTION 4
HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:50

0 0.25 0.5 0.75 1 1.25 METRES
SCALE 1:25

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step.

CONCEPT

REV	DATE	DESCRIPTION	DRN	CHK
B	05.05.20	CONCEPT ONLY	NZ	MW
A	30.03.20	CONCEPT ONLY	NZ	MW

		DATE
DRAWN	NZ	05.05.20
CHECKED	MW	05.05.20
DESIGNED	NZ	05.05.20
DESIGN APP.	MW	05.05.20
APPROVED	MW	05.05.20

DO NOTE SCALE
DIMENSIONS IN MILLIMETERS
DRAWING PRACTICES TO AS1100 - 1992

ipd CONSULTING
ABN: 96 121 714 878
LEVEL 2, 126 CHARLES STREET
LAUNCESTON, TASMANIA
P.O. BOX 1371 LAUNCESTON TAS. 7250
PHONE. 0419 574 975
EMAIL. admin@ipdconsulting.com.au

PROJECT NAME
60 MALCOMBE STREET DEVELOPMENT

DRAWING TITLE
STORMWATER SYSTEM
LONG SECTIONS

SCALE AT A3	DRAWING NUMBER	SHEET	DISCIPLINE	REVISION
1:250	1885 - 002	2 OF 2	CI	B

Amended
06.05.20

31 March 2020

Prime Design
10 Goodman Court
Invermay, TAS, 7248

Our ref: 1885
Your ref:

Attn: Angela Verze

Dear Angela,

Re: 60 Malcombe Street Development - Stormwater

Please see below a summary of the concept stormwater design and site complications for the proposed development at 60 Malcombe Street, Longford.

1 Project Background

Prime Design (Prime) requested assistance from IPD Consulting (IPD) regarding stormwater infrastructure for a proposed development at 60 Malcombe Street, Longford. The site is adjacent to the Longford flood levee and has no fall across the site. Due to the challenges caused by lack of fall, 2 conceptual options have been developed for the sites stormwater system, which are discussed further below.

2 Option 1 – Site Fill

As mentioned, the site does not have enough fall to install a gravity stormwater network in accordance with relevant standards based on the existing surface levels. To comply with minimum pipe cover, grades and sizes, a conceptual drawing with indicative levels of all drainage components is provided in Attachment 1. The invert levels and surface levels indicated on 1885-001 are minimum levels required to connect into the existing stormwater connection points located on the lot, along with an additional proposed connection. The existing connections are currently installed to discharge at the middle of the existing retaining wall outside the property boundary into the nominated open channel. The concept shown in 1885-001 has assumed these discharge points can be lowered to ground level. Refer photos in Attachment 3 for photos of the existing connections. This concept also requires the site to be filled to various levels and building slabs to be raised. The drawing nominates the minimum pipe invert levels and surface levels, with the building floor levels to be 300 mm above the inlet/surcharge pit surface levels located in the paved areas. This is to provide adequate freeboard in overland flow situations. During detailed design, final levels will be determined based on the preferred option.

Note that some levels indicated on the concept drawing may be in cut. It is envisaged that construction of the development will be on natural ground or fill, with details determined during detailed design.

IPD Consulting Pty Ltd
Infrastructure Planning & Design Mobile: 0419 574 975 Email: mwalters@ipdconsulting.com.au P.O. Box 1371, Launceston TAS 7250 www.ipdconsulting.com.au ABN 96 121 714 878

3 Option 2 – Pumped System

If determined preferable due to the flexibility and potential cost reduction in comparison to a gravity system, a pumped system may be used. A conceptual pumped system layout is shown in Attachment 1 and allows for a reduction in site fill levels. By adopting the pumped option, the stormwater system does not dictate final design levels of the site. Pumped stormwater systems have associated risks in the case of failures. To allow for possible failures and deal with the associated risks, AS3500.3:2018 uses a conservative approach to the sizing of wet well storage and the pumped system. If required to comply with AS3500.2:2018 requirements, the pumped system will require a 4 m ID precast wet well shaft between 1.2 m and 2.0 m deep depending on the selected pump discharge rate.

For the site in consideration, in the case of pump failure, the stormwater runoff would back up the system and discharge runoff through the inlet/surcharge pits located at the low points to the paved area. This water flow will then pond across the large paved area, resulting in a shallow flood depth, with minimal risk to the surrounding buildings which are required to have floor levels 300 mm above the pit level. This may be taken into consideration during detailed design to reduce the required wet well storage.

4 Summary

The proposed development at 60 Malcombe Street can be serviced for stormwater by either a gravity system which includes substantial amounts of fill, or a pumped system which provides flexibility in finished levels but has maintenance requirements and associated failure risk. It is envisaged that the client will determine a preferred option and proceed with detailed design based on that option.

We trust that the above letter provides the information you require. If you require any further information or clarification on any aspect of the above please don't hesitate to contact me on Mob: 0407 394 304 or Email: nzanetto@ipdconsulting.com.au

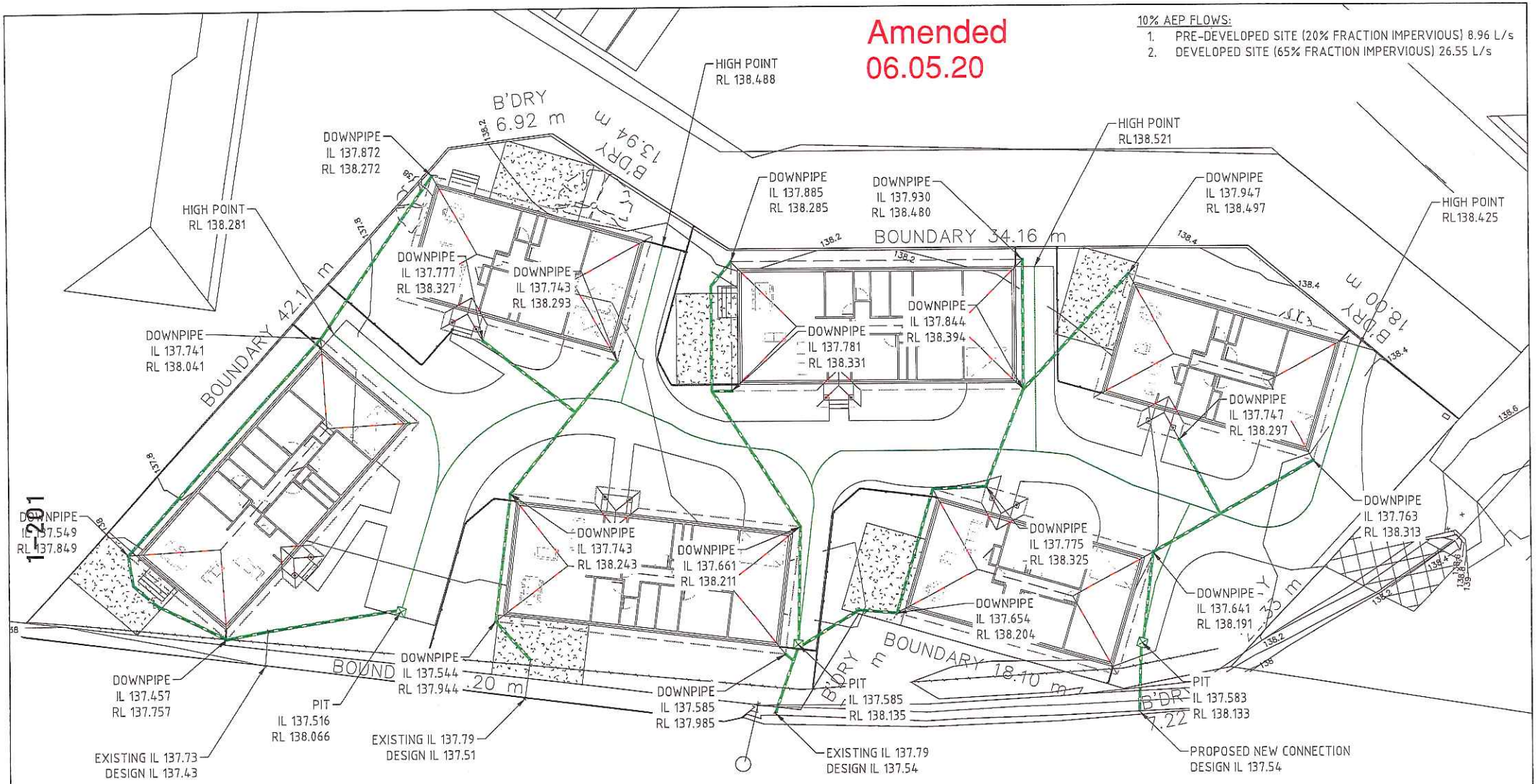
Yours faithfully
IPD Consulting Pty Ltd

Nathan Zanetto

Graduate Civil Engineer

Attachments

1. 1885 – Concept Sketches_Rev A
2. 1885 – Rational Method_Rev A
3. 1885 – Existing Stormwater Discharges_Rev A



DESIGN SERVICES LEGEND

DESIGN STORMWATER PIPE

OVERLAND FLOW PATH

0 0.25 0.5 0.75 1 1.25 METRES
SCALE 1:25

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step.

GRAVITY SYSTEM CONCEPT LAYOUT
SCALE - 1:250

NOTES:
1. PAVEMENT TO FALL TOWARDS CENTRE (OVERLAND FLOW PATH LINES)
2. PAVEMENT TO HAVE MINIMUM 1:100 GRADE ALONG OVERLAND FLOW PATHS TO COLLECTION PITS
3. ALL STORMWATER PIPES TO BE DN100 WITH MINIMUM 1:100 GRADE TOWARDS CONNECTION POINTS

CONCEPT

REV	DATE	DESCRIPTION	DRN	CHK
A	30.03.20	CONCEPT ONLY	NZ	MW

		DATE
DRAWN	NZ	30.03.20
CHECKED	MW	30.03.20
DESIGNED	NZ	30.03.20
DESIGN APP.	MW	30.03.20
APPROVED	MW	30.03.20

DO NOT SCALE
DIMENSIONS IN MILLIMETERS
DRAWING PRACTICES TO AS1100 - 1992

ipd consulting
ABN: 96 121 714 878
LEVEL 2, 126 CHARLES STREET
LAUNCESTON, TASMANIA
P.O. BOX 1371 LAUNCESTON TAS. 7250
PHONE. 0419 574 975
EMAIL. admin@ipdconsulting.com.au

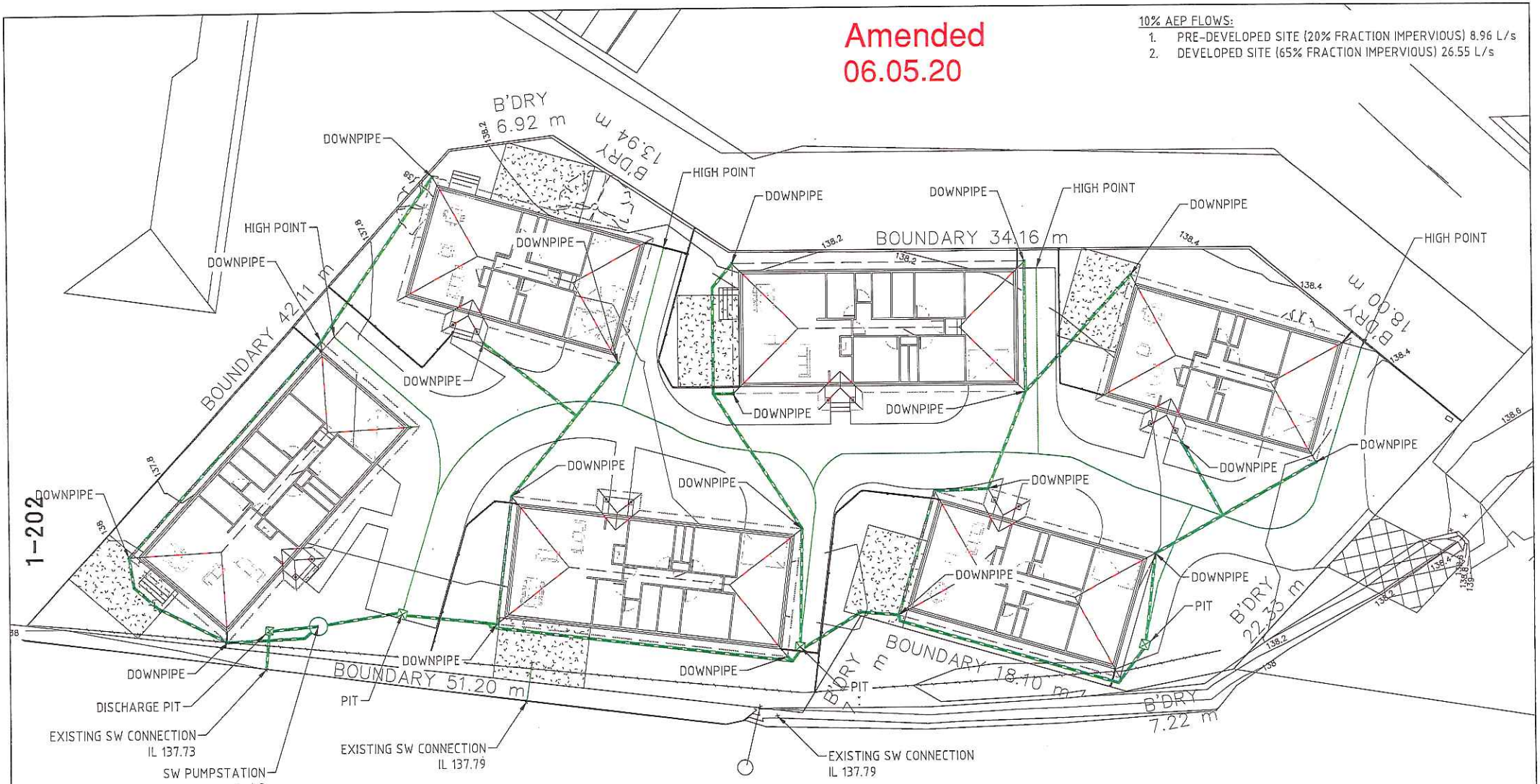
PROJECT NAME
60 MALCOMBE STREET DEVELOPMENT

DRAWING TITLE
STORMWATER SYSTEM
OPTION 1 - GRAVITY SYSTEM

SCALE AT A3	DRAWING NUMBER	SHEET	DISCIPLINE	REVISION
1:250	1885 - 001	1 OF 2	CI	A

Amended
06.05.20

10% AEP FLOWS:
1. PRE-DEVELOPED SITE (20% FRACTION IMPERVIOUS) 8.96 L/s
2. DEVELOPED SITE (65% FRACTION IMPERVIOUS) 26.55 L/s



DESIGN SERVICES LEGEND

DESIGN STORMWATER PIPE
OVERLAND FLOW PATH

0 0.25 0.5 0.75 1 1.25 METRES
SCALE 1:25

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step.

PUMPED SYSTEM CONCEPT LAYOUT
SCALE - 1:250

NOTES:
1. PAVEMENT TO FALL TOWARDS CENTRE (OVERLAND FLOW PATH LINES)
2. PAVEMENT TO HAVE MINIMUM 1:100 GRADE ALONG OVERLAND FLOW PATHS TO COLLECTION PITS
3. ALL STORMWATER PIPES TO BE DN100 WITH MINIMUM 1:100 GRADE TOWARDS CONNECTION POINTS

CONCEPT

REV	DATE	DESCRIPTION	DRN	CHK
A	30.03.20	CONCEPT ONLY	NZ	MW

		DATE
DRAWN	NZ	30.03.20
CHECKED	MW	30.03.20
DESIGNED	NZ	30.03.20
DESIGN APP.	MW	30.03.20
APPROVED	MW	30.03.20

DO NOTE SCALE
DIMENSIONS IN MILLIMETERS
DRAWING PRACTICES TO AS1100 - 1992

ipd CONSULTING
ABN: 96 121 714 878
LEVEL 2, 126 CHARLES STREET
LAUNCESTON, TASMANIA
P.O. BOX 1371 LAUNCESTON TAS. 7250
PHONE. 0419 574 975
EMAIL. admin@ipdconsulting.com.au

PROJECT NAME
60 MALCOMBE STREET DEVELOPMENT

DRAWING TITLE
STORMWATER SYSTEM
OPTION 2 - PUMPED SYSTEM

SCALE AT A3	DRAWING NUMBER	SHEET	DISCIPLINE	REVISION
1:250	1885 - 002	2 OF 2	CI	A

Amended
06.05.20

60 Malcombe Street Development

Stormwater Design
Rational Method Calculation
Client Name: Prime Design
Job Number: 1885

Assessment By	Date
N.Zanetto	30.03.20
Reviewed By	Date
MW	31.03.20

Table of Key Inputs and Results

Sub-Catchment	Catchment Area (A) ha	Annual Exceedance Probability (AEP) %	Time of Concentration (T_c) min	Rainfall Intensity (I) mm/hr	Runoff Coefficient (C) -	Design Flowrate (Q) L/s	
1	0.2246147	10.00%	5	72	0.20	8.96	Undeveloped
2	0.2246147	1.00%	5	111	0.24	16.66	Undeveloped
3	0.2246147	10.00%	5	72	0.59	26.55	Developed
4	0.2246147	1.00%	5	111	0.71	49.36	Developed
5	0.2246147	10.00%	120	12.5	0.59	4.61	Pumped system
6		10.00%			-0.23	0.00	
7		10.00%			-0.23	0.00	
8		10.00%			-0.23	0.00	
9		10.00%			-0.23	0.00	
10		10.00%			-0.23	0.00	

Areas:
Total development area - 2246.147 m2
Total roof area (6 units) - 904.08 m2
Total paved area - 543.628 m2
Assumed pre-developed site had 20% impervious
Assumed areas apart from roof and paved remain 20% impervious
Assumed roof and paved 90% impervious

Pre-development = 20% impervious
Developed = 65%

1-203

Runoff Coefficient Calculations

Sub-Catchment	10 year, 1 hour Rainfall Intensity ($^{10}I_1$) mm/hr	Fraction Impervious (f) %	Pervious Area Runoff Coefficient (C^1_{10}) -	10 year ARI runoff coefficient (C_{10}) -	Average Recurrence Interval (ARI) -	Frequency Factor (F_Y) -	Other recurrence intervals (C_Y) -
1	19.4	20%	0.03	0.20	9.49	0.99	0.20
2	19.4	20%	0.03	0.20	100.00	1.20	0.24
3	19.4	65%	0.03	0.59	9.49	0.99	0.59
4	19.4	65%	0.03	0.59	100.00	1.20	0.71
5	19.4	65%	0.03	0.59	9.49	0.99	0.59
6			-0.23	-0.23	9.49	0.99	-0.23
7			-0.23	-0.23	9.49	0.99	-0.23
8			-0.23	-0.23	9.49	0.99	-0.23
9			-0.23	-0.23	9.49	0.99	-0.23
10			-0.23	-0.23	9.49	0.99	-0.23

NOTE: Refer page 2 for rainfall intensities

Amended
06.05.20

60 Malcombe Street Development

Stormwater Design
Rational Method Calculation
Client Name: Prime Design
Job Number: 1885

Frequency Factors for Rational Method Runoff Coefficients

ARI (years)	Frequency Factor (F_Y)
1	0.80
2	0.85
5	0.95
10	1.00
20	1.05
50	1.15
100	1.20

EY, AEP, ARI Terminology

EY	AEP (%)	AEP (1 in x)	ARI	Use in Engineering Design
6.00	99.75%	1.00	0.17	Water sensitive urban design
4.00	98.17%	1.02	0.25	
3.00	95.02%	1.05	0.33	
2.00	86.47%	1.16	0.50	
1.00	63.21%	1.58	1.00	
0.69	50.00%	2.00	1.44	Stormwater/pit and pipe design
0.50	39.35%	2.54	2.00	
0.22	20.00%	5.00	4.48	
0.20	18.13%	5.52	5.00	
0.11	10.00%	10.00	9.49	
0.05	5.00%	20.00	19.50	Floodplain management and waterway design
0.02	2.00%	50.00	49.50	
0.01	1.00%	100.00	100.00	
0.01	0.50%	200.00	200.00	
0.00	0.20%	500.00	500.00	
0.00	0.10%	1000.00	1000.00	
0.00	0.05%	2000.00	2000.00	
0.00	0.02%	5000.00	5000.00	Design of critical infrastructure (eg dams)

1-204

Formula used from Australian Rainfall and Runoff 1987:

$C_Y = F_Y \times C_{10}$

$C^1_{10} = 0.1 + 0.0133 \times (1_{I_{10}} - 25)$

$C_{10} = 0.9 \times f + C^1_{10} \times (1 - f)$

$Q = \frac{CIA}{360} \times \frac{1}{1000}$

Location Label: Lonford

Requested coordinate: -41.6007 Longitude 147.1119476

Nearest grid cell: 41.6125 (S Longitude 147.1125 (E)

		Annual Exceedance Probability (AEP)						
Duration	Duration in m	63.20%	50%	20%	10%	5%	2%	1%
1 min	1	66.1	73.3	97.5	116	135	162	185
2 min	2	57.8	63.8	83	96.5	110	126	137
3 min	3	51	56.3	73.5	85.8	98.2	114	125
4 min	4	45.8	50.6	66.6	78.1	89.9	105	118
5 min	5	41.8	46.3	61.1	72	83.3	98.8	111
10 min	10	30.4	33.7	45	53.6	62.7	76.3	87.8
15 min	15	24.7	27.4	36.7	43.7	51.3	62.6	72.2
20 min	20	21.2	23.5	31.4	37.4	43.8	53.3	61.4
25 min	25	18.8	20.8	27.8	33	38.5	46.6	53.5
30 min	30	17	18.8	25	29.7	34.6	41.6	47.5
45 min	45	13.5	15	19.7	23.2	26.8	31.9	35.9
1 hour	60	11.5	12.7	16.6	19.4	22.3	26.2	29.3
1.5 hour	90	9.09	10	13	15	17.1	19.8	21.9
2 hour	120	7.68	8.44	10.9	12.5	14.1	16.3	17.8
3 hour	180	6.04	6.62	8.45	9.67	10.9	12.4	13.5
4.5 hour	270	4.72	5.17	6.56	7.48	8.36	9.53	10.4
6 hour	360	3.95	4.33	5.48	6.24	6.97	7.96	8.73
9 hour	540	3.05	3.34	4.24	4.84	5.42	6.24	6.88
12 hour	720	2.53	2.77	3.53	4.04	4.54	5.26	5.85
18 hour	1080	1.92	2.11	2.71	3.13	3.54	4.15	4.64
24 hour	1440	1.58	1.73	2.24	2.6	2.96	3.49	3.92
30 hour	1800	1.34	1.48	1.93	2.24	2.57	3.04	3.43
36 hour	2160	1.18	1.3	1.7	1.99	2.28	2.71	3.05
48 hour	2880	0.955	1.05	1.39	1.63	1.88	2.23	2.51
72 hour	4320	0.706	0.78	1.03	1.21	1.4	1.65	1.85
96 hour	5760	0.569	0.629	0.826	0.969	1.12	1.3	1.45
120 hour	7200	0.483	0.532	0.693	0.807	0.92	1.07	1.19
144 hour	8640	0.423	0.465	0.598	0.691	0.78	0.9	0.999
168 hour	10080	0.379	0.415	0.527	0.602	0.68	0.78	0.858

Amended 06.05.20

Figure 1: Existing Connection 1

Amended 06.05.20

Figure 2: Existing Connection 2

Amended 06.05.20

Figure 3: Existing Connection 3

RFI Received
22.04.2020

ROOF DRAINAGE DESIGN
1–208

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 1 & 5
Client Name: Prime Design
Job Number: 1885

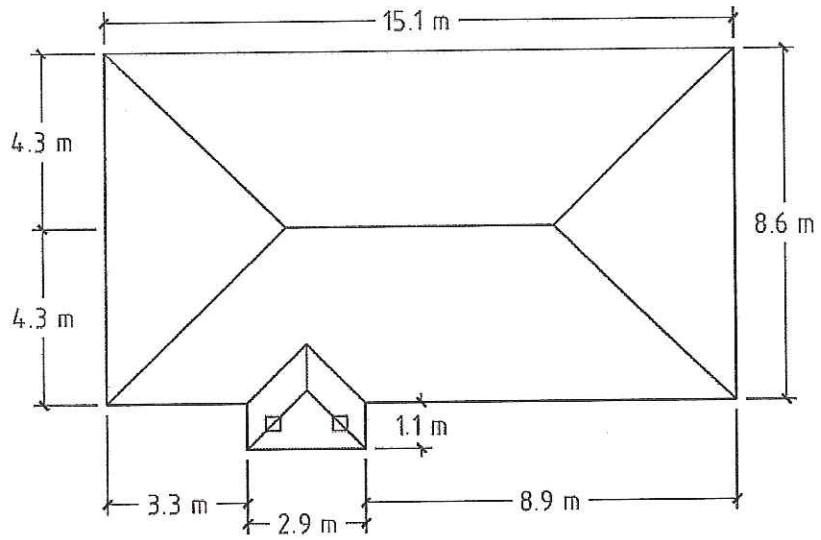
Assessment By
N.Zanetto

Date
20/03/2020

Reviewed By
-

Date
-

Dwelling Diagram (Figure 1)



Parameter	Value	Reference
Step 1: ARI Selection		
Effect of overtopping	(a) Eaves gutters, external	
Country	Australia	
ARI, years	≥ 20	Table 3.3.4 AS3500.3:2018
Step 2: Rainfall Intensity Selection		
Location	Launceston	
20 year ARI (5% AEP) intensity (mm/h)	91	Table E3 AS3500.3:2018
100 year ARI (1% AEP) intensity (mm/h)	122	Table E3 AS3500.3:2018
Step 3: Geometry		
Pitch (slope) of roof Refer dwelling diagram for further details	24	Site dependent
Step 4: Determination of Areas		
Plan area of the roof A_h (m^2)	133.05	Site dependent
Catchment area of a roof A_c (m^2)	162.32	Site dependent
Catchment area multiplyer F	1.22	Table 3.4.3.2 AS3500.3:2018
Step 5: Selection of Gradients		
Grade of gutter	1:500 and Steeper	Site dependent
Step 6: Eaves Gutter Selection		
Cross-sectional area of eaves gutter A_e (mm^2)	5242	Lysaght OGEE gutter
Step 7: Maximum Catchment Area		
Maximum catchment area per vertical downpipe A_{cdp} (m^2)	55	Figure 3.5.4(A) or (B)
Step 8: Number of Vertical Downpipes		
Minimum number of vertical downpipes (A_c/A_{cdp})	3.0	AS3500.3:2018

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 1 & 5
Client Name: Prime Design
Job Number: 1885

Step 9: Location Selection (Figure 2)

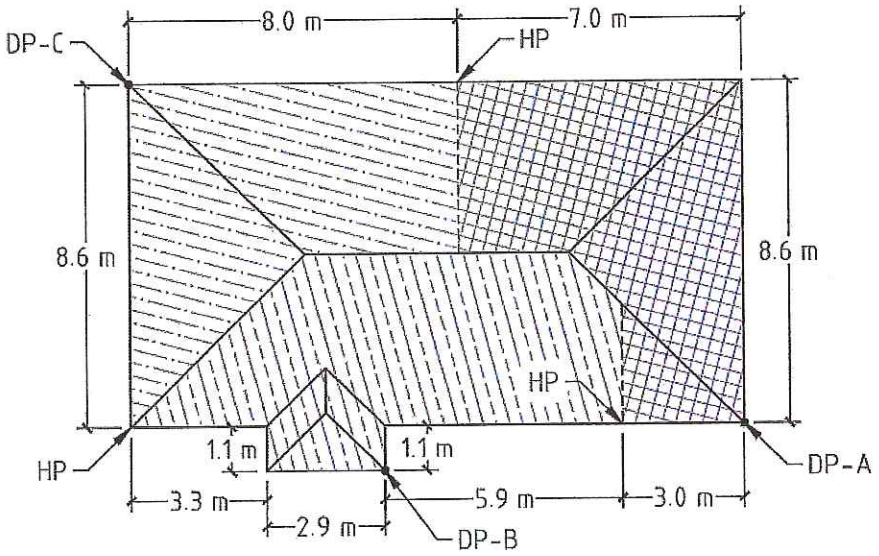


Table 1: Downpipe Catchments

Vertical Downpipe	Plan Area (A_{hs-c}) m^2	Eaves gutter area (A_{s-c}) m^2	Length of gutter m
A	43.87	53.52	18.6
B	45.04	54.95	14.3
C	43.69	53.30	16.6
D		0.00	
E		0.00	
F		0.00	
G		0.00	
H		0.00	
Total	**132.59**	**161.76**	**49.5**

Which downpipe has the largest ratio of catchment to gutter length: B

Step 10: Catchment Comparison

Is each subcatchment area (A_{s-c}) greater than A_{cdp} for all downpipes? If not, try alternate arrangement. Yes

Step 11: Vertical Downpipe Sizing

Based on Table 3.5.2, what are the minimum downpipe sizes? 80 mm circular or 100 mm x 50 mm rectangular

Step 12: Overflow Considerations

What is the maximum distance in plan from the eaves gutter to the ridge	4.30
What is the rainfall intensity in consideration? (mm/h)	91
Minimum inflow per metre used (L/s/m)	0.11
Downpipe with the largest ratio from Step 9:	B
(a) For Downpipe B Asc is (m2)	54.95
(b) Rainfall intensity is (mm/h)	91
(c) From Figure 3.5.4(A) or 3.5.4(B) total flow is (L/s)	1.3
(d) Length of gutter is (m)	14.3
(e) Average flow per metre of gutter is (L/s)	0.091
(f) From Table G1, Appendix G, minimum h_r is (mm)	12

Solution

(a) Roof plan as shown in Figure 2 with eaves gutter gradients for 1:500 and steeper
(b) Eaves gutters with an effective cross-sectional area of 5242 mm^2
(c) Vertical downpipes of 80 mm internal diameter or 100 mm x 50 mm rectangular
(d) Minimum height of fascia above gutter overflow is 12 mm

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 2
Client Name: Prime Design
Job Number: 1885

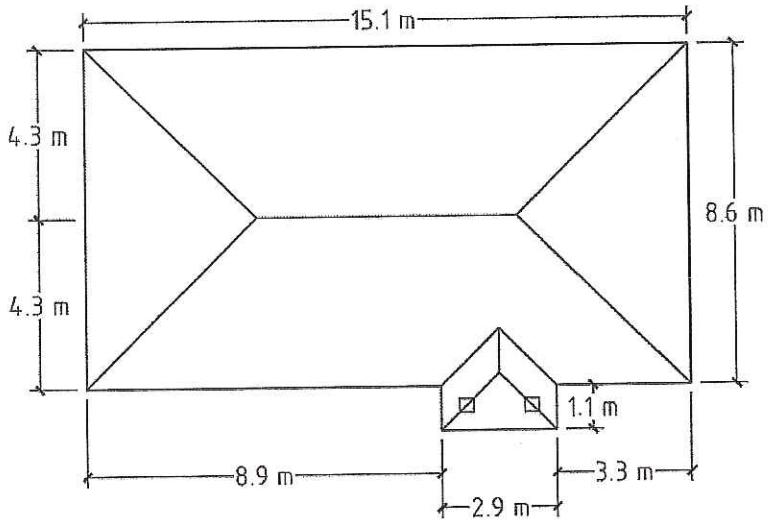
Assessment By
N.Zanetto

Date
20/03/2020

Reviewed By
-

Date
-

Dwelling Diagram (Figure 1)



Parameter	Value	Reference
Step 1: ARI Selection		
Effect of overtopping	(a) Eaves gutters, external	
Country	Australia	
ARI, years	≥ 20	Table 3.3.4 AS3500.3:2018
Step 2: Rainfall Intensity Selection		
Location	Launceston	
20 year ARI (5% AEP) intensity (mm/h)	91	Table E3 AS3500.3:2018
100 year ARI (1% AEP) intensity (mm/h)	122	Table E3 AS3500.3:2018
Step 3: Geometry		
Pitch (slope) of roof Refer dwelling diagram for further details	24	Site dependent
Step 4: Determination of Areas		
Plan area of the roof A_h (m^2)	133.05	Site dependent
Catchment area of a roof A_c (m^2)	162.32	Site dependent
Catchment area multiplyer F	1.22	Table 3.4.3.2 AS3500.3:2018
Step 5: Selection of Gradients		
Grade of gutter	1:500 and Steeper	Site dependent
Step 6: Eaves Gutter Selection		
Cross-sectional area of eaves gutter A_o (mm^2)	5242	Lysaght OGEE gutter
Step 7: Maximum Catchment Area		
Maximum catchment area per vertical downpipe A_{cdp} (m^2)	55	Figure 3.5.4(A) or (B)
Step 8: Number of Vertical Downpipes		
Minimum number of vertical downpipes (A_c/A_{cdp})	3.0	AS3500.3:2018

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 2
Client Name: Prime Design
Job Number: 1885

Step 9: Location Selection (Figure 2)

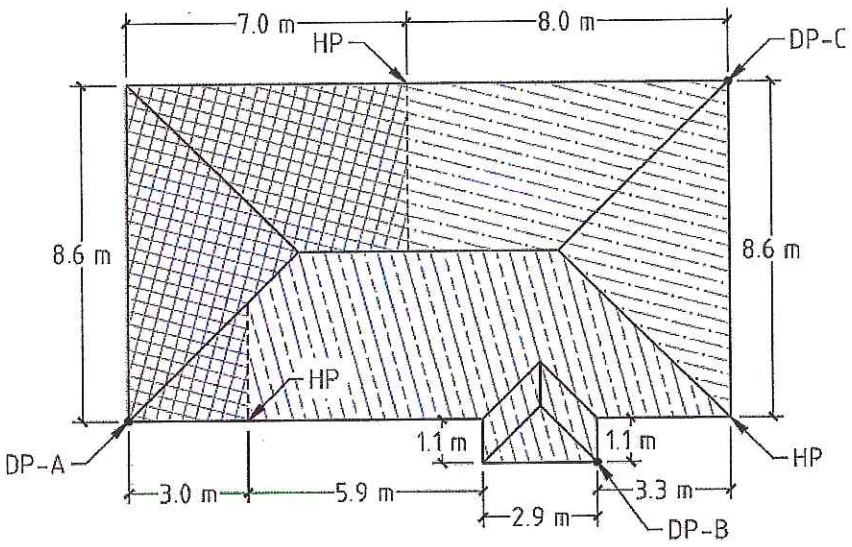


Table 1: Downpipe Catchments

Vertical Downpipe	Plan Area (A_{hs-c}) m^2	Eaves gutter area (A_{s-c}) m^2	Length of gutter m
A	43.87	53.52	18.6
B	45.04	54.95	14.3
C	43.69	53.30	16.6
D		0.00	
E		0.00	
F		0.00	
G		0.00	
H		0.00	
Total	**132.59**	**161.76**	**49.5**

Which downpipe has the largest ratio of catchment to gutter length: B

Step 10: Catchment Comparison

Is each subcatchment area (A_{s-c}) greater than A_{cdp} for all downpipes? If not, try alternate arrangement. Yes

Step 11: Vertical Downpipe Sizing

Based on Table 3.5.2, what are the minimum downpipe sizes? 80 mm circular or 100 mm x 50 mm rectangular

Step 12: Overflow Considerations

What is the maximum distance in plan from the eaves gutter to the ridge	4.30
What is the rainfall intensity in consideration? (mm/h)	91
Minimum inflow per metre used (L/s/m)	0.11
Downpipe with the largest ratio from Step 9:	B
(a) For Downpipe B Asc is (m2)	54.95
(b) Rainfall intensity is (mm/h)	91
(c) From Figure 3.5.4(A) or 3.5.4(B) total flow is (L/s)	1.3
(d) Length of gutter is (m)	14.3
(e) Average flow per metre of gutter is (L/s)	0.091
(f) From Table G1, Appendix G, minimum h_f is (mm)	12

Solution

(a) Roof plan as shown in Figure 2 with eaves gutter gradients for 1:500 and steeper
(b) Eaves gutters with an effective cross-sectional area of 5242 mm^2
(c) Vertical downpipes of 80 mm internal diameter or 100 mm x 50 mm rectangular
(d) Minimum height of fascia above gutter overflow is 12 mm

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 3 & 6
Client Name: Prime Design
Job Number: 1885

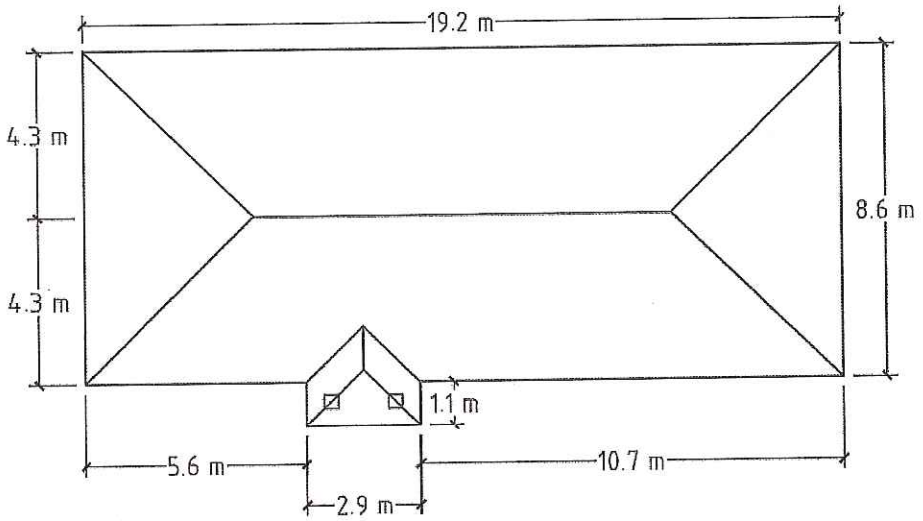
Assessment By
N.Zanetto

Date
20/03/2020

Reviewed By
-

Date
-

Dwelling Diagram (Figure 1)



Parameter	Value	Reference
Step 1: ARI Selection		
Effect of overtopping	(a) Eaves gutters, external	
Country	Australia	
ARI, years	≥ 20	Table 3.3.4 AS3500.3:2018
Step 2: Rainfall Intensity Selection		
Location	Launceston	
20 year ARI (5% AEP) intensity (mm/h)	91	Table E3 AS3500.3:2018
100 year ARI (1% AEP) intensity (mm/h)	122	Table E3 AS3500.3:2018
Step 3: Geometry		
Pitch (slope) of roof	24	Site dependent
Refer dwelling diagram for further details		
Step 4: Determination of Areas		
Plan area of the roof A_h (m^2)	168.31	Site dependent
Catchment area of a roof A_c (m^2)	205.34	Site dependent
Catchment area multiplyer F	1.22	Table 3.4.3.2 AS3500.3:2018
Step 5: Selection of Gradients		
Grade of gutter	1:500 and Steeper	Site dependent
Step 6: Eaves Gutter Selection		
Cross-sectional area of eaves gutter A_e (mm^2)	5242	Lysaght OGEE gutter
Step 7: Maximum Catchment Area		
Maximum catchment area per vertical downpipe A_{cdp} (m^2)	55	Figure 3.5.4(A) or (B)
Step 8: Number of Vertical Downpipes		
Minimum number of vertical downpipes (A_c/A_{cdp})	4	AS3500.3:2018

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 3 & 6
Client Name: Prime Design
Job Number: 1885

Step 9: Location Selection (Figure 2)

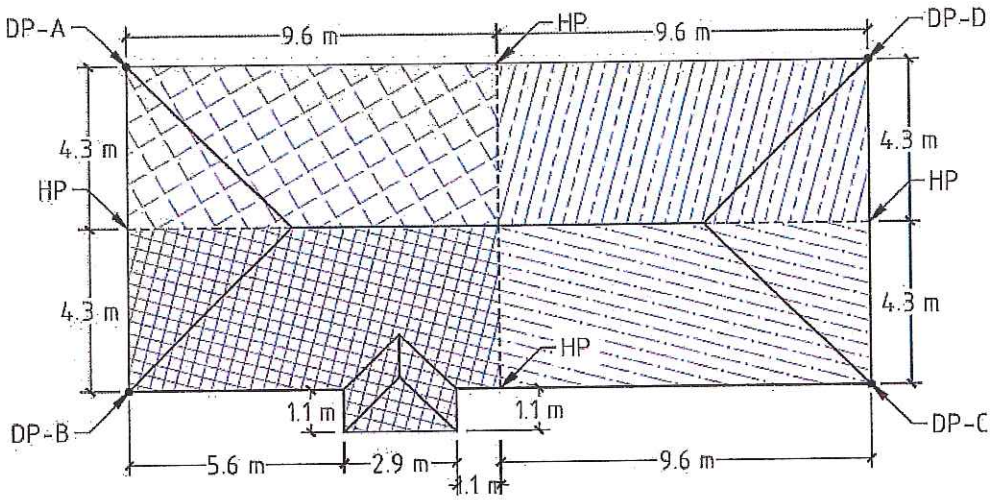


Table 1: Downpipe Catchments

Vertical Downpipe	Plan Area (A_{hs-c}) m^2	Eaves gutter area (A_{s-c}) m^2	Length of gutter m
A	41.28	50.36	13.9
B	44.47	54.25	16.1
C	41.28	50.36	13.9
D	41.28	50.36	13.9
E		0.00	
F		0.00	
G		0.00	
H		0.00	
Total	**168.31**	**205.34**	**57.8**

Which downpipe has the largest ratio of catchment to gutter length: A, B and C

Step 10: Catchment Comparison
Is each subcatchment area (A_{s-c}) greater than A_{cdp} for all downpipes? If not, try alternate arrangement. Yes

Step 11: Vertical Downpipe Sizing
Based on Table 3.5.2, what are the minimum downpipe sizes? 80 mm circular or 100 mm x 50 mm rectangular

Step 12: Overflow Considerations

What is the maximum distance in plan from the eaves gutter to the ridge	4.30
What is the rainfall intensity in consideration? (mm/h)	91
Minimum inflow per metre used (L/s/m)	0.11
Downpipe with the largest ratio from Step 9:	A, B and C
(a) For Downpipe A, B and C Asc is (m2)	50.36
(b) Rainfall intensity is (mm/h)	91
(c) From Figure 3.5.4(A) or 3.5.4(B) total flow is (L/s)	1.3
(d) Length of gutter is (m)	13.9
(e) Average flow per metre of gutter is (L/s)	0.094
(f) From Table G1, Appendix G, minimum h_f is (mm)	12

Solution
(a) Roof plan as shown in Figure 2 with eaves gutter gradients for 1:500 and steeper
(b) Eaves gutter with an effective cross-sectional area of 5242 mm^2
(c) Vertical downpipes of 80 mm internal diameter or 100 mm x 50 mm rectangular
(d) Minimum height of fascia above gutter overflow is 12 mm

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 4
Client Name: Prime Design
Job Number: 1885

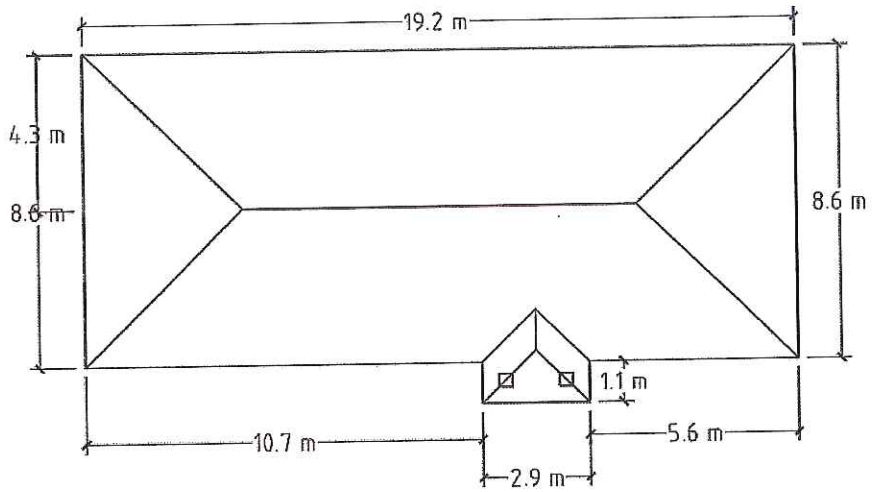
Assessment By
N.Zanetto

Date
20/03/2020

Reviewed By
-

Date
-

Dwelling Diagram (Figure 1)



Parameter	Value	Reference
Step 1: ARI Selection		
Effect of overtopping	(a) Eaves gutters, external	
Country	Australia	
ARI, years	≥ 20	Table 3.3.4 AS3500.3:2018
Step 2: Rainfall Intensity Selection		
Location	Launceston	
20 year ARI (5% AEP) intensity (mm/h)	91	Table E3 AS3500.3:2018
100 year ARI (1% AEP) intensity (mm/h)	122	Table E3 AS3500.3:2018
Step 3: Geometry		
Pitch (slope) of roof	24	Site dependent
Refer dwelling diagram for further details		
Step 4: Determination of Areas		
Plan area of the roof A_h (m^2)	168.31	Site dependent
Catchment area of a roof A_c (m^2)	205.34	Site dependent
Catchment area multiplyer F	1.22	Table 3.4.3.2 AS3500.3:2018
Step 5: Selection of Gradients		
Grade of gutter	1:500 and Steeper	Site dependent
Step 6: Eaves Gutter Selection		
Cross-sectional area of eaves gutter A_e (mm^2)	5242	Lysaght OGEE gutter
Step 7: Maximum Catchment Area		
Maximum catchment area per vertical downpipe A_{cdp} (m^2)	55	Figure 3.5.4(A) or (B)
Step 8: Number of Vertical Downpipes		
Minimum number of vertical downpipes (A_c/A_{cdp})	4	AS3500.3:2018

60 Malcombe Street Development

Stormwater Design
Roof Drainage Design to AS3500.2:2018 for Unit 4
Client Name: Prime Design
Job Number: 1885

Step 9: Location Selection (Figure 2)

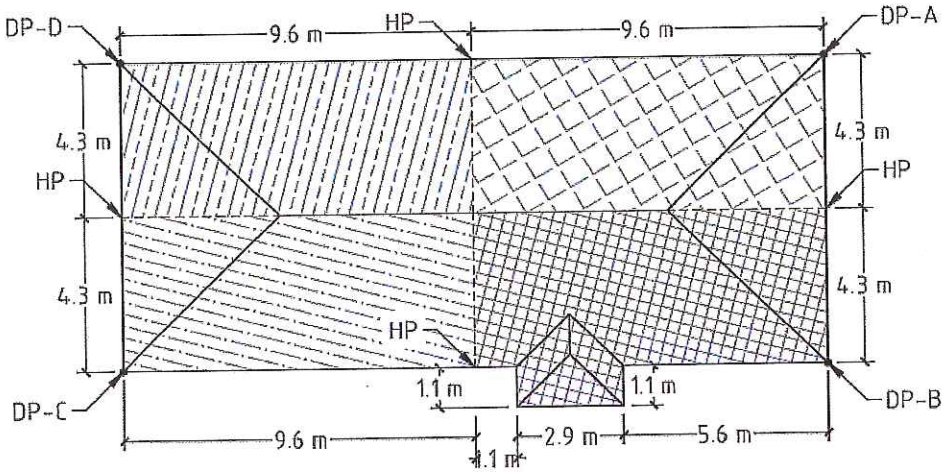


Table 1: Downpipe Catchments

Vertical Downpipe	Plan Area (A_{hs-c}) m^2	Eaves gutter area (A_{s-c}) m^2	Length of gutter m
A	41.28	50.36	13.9
B	44.47	54.25	16.1
C	41.28	50.36	13.9
D	41.28	50.36	13.9
E		0.00	
F		0.00	
G		0.00	
H		0.00	
Total	**168.31**	**205.34**	**57.8**

Which downpipe has the largest ratio of catchment to gutter length: A, B and C

Step 10: Catchment Comparison

Is each subcatchment area (A_{s-c}) greater than A_{cdp} for all downpipes? If not, try alternate arrangement. Yes

Step 11: Vertical Downpipe Sizing

Based on Table 3.5.2, what are the minimum downpipe sizes? 80 mm circular or 100 mm x 50 mm rectangular

Step 12: Overflow Considerations

What is the maximum distance in plan from the eaves gutter to the ridge	4.30
What is the rainfall intensity in consideration? (mm/h)	91
Minimum inflow per metre used (L/s/m)	0.11
Downpipe with the largest ratio from Step 9:	A, B and C
(a) For Downpipe A, B and C Asc is (m2)	50.36
(b) Rainfall intensity is (mm/h)	91
(c) From Figure 3.5.4(A) or 3.5.4(B) total flow is (L/s)	1.3
(d) Length of gutter is (m)	13.9
(e) Average flow per metre of gutter is (L/s)	0.094
(f) From Table G1, Appendix G, minimum h_f is (mm)	12

Solution

(a) Roof plan as shown in Figure 2 with eaves gutter gradients for 1:500 and steeper
(b) Eaves gutter with an effective cross-sectional area of 5242 mm^2
(c) Vertical downpipes of 80 mm internal diameter or 100 mm x 50 mm rectangular
(d) Minimum height of fascia above gutter overflow is 12 mm

NORTHERN MIDLANDS COUNCIL

Our ref: 109200.012; PLN-20-0024
Enquiries: Erin Boer

13/02/2020

Prime Design
10 Goodman Court
INVERMAY TAS 7248
via email: info@primedesigntas.com.au

Dear Sir/Madam

Additional Information Required for Planning Application PLN-20-0024 - Multiple Dwellings (6) – staged (vary setbacks/building envelope, north facing window & driveway separation to habitable rooms, parking forward of building line) at 60 Malcombe Street, Longford

I refer to the abovementioned application, which has been further reviewed by Council's Planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- Services plan
- Revised site plan showing parking space dimensions, minimum driveway widths & clotheslines removed from private open space.

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 PLN-20-0024. 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
URBAN AND REGIONAL PLANNER

Erin Miles

From: Erin Miles
Sent: Friday, 24 April 2020 3:23 PM
To: Angela Verze
Subject: RE: Additional Information Required for Planning Application PLN-20-0024 - Multiple Dwellings (6) – staged at 60 Malcombe Street, Longford

Hi Angela
Thank you for the revised drawings and stormwater details – they have now been reviewed by Council's Works and Infrastructure Department, who have also taken levels on site, and who advise as follows:

> *Our onsite assessment suggests that it would be possible to drain the site without the need for a pump. Filling the site could create stormwater problems in neighbouring properties and is not recommended. There is an open drain along the western boundary and the stormwater connections shown on the plan come in partway up the side of the drain not into the invert (bottom). Please review the design with the connections lowered to the invert.*

Accordingly, please provide a revised design with connections lowered to the invert, as per the above advice. 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.

Kind Regards

Erin Miles

Urban & Regional Planner | 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

NORTHERN MIDLANDS COUNCIL

Tasmania's Historic Heart

From: Angela Verze <ang@primedesigntas.com.au>
Sent: Wednesday, 22 April 2020 8:42 AM
To: Erin Miles <erin.miles@nmc.tas.gov.au>
Subject: RE: Additional Information Required for Planning Application PLN-20-0024 - Multiple Dwellings (6) – staged at 60 Malcombe Street, Longford

Good morning Erin,

Please see attached stormwater details by Nathan at IPD and revised planning drawings as requested.

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0024	Council notice date	12/05/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00652-NMC	Date of response	26/05/2020
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	60 MALCOMBE ST, LONGFORD	Property ID (PID)	3009529
Description of development	Staged Unit Development - Multiple Dwellings x 6		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Prime Design	Site Plan / PD20002-01	03	06/05/2020

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. The proposed development must be serviced by a suitably sized metered water connection / sewerage connection in accordance with TasWater standards and 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.

DEVELOPMENT ASSESSMENT FEES

3. The applicant or landowner as the case may be, must pay a development assessment fee of $351,28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

https://www.taswater.com.au/Development/Technical-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.
The location of TasWater infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0024 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 109200.012
Date: 12 May 2020
Applicant: Prime Design
Proposal: Multiple Dwellings (6) - staged (vary setbacks/building envelope, north facing window & driveway separation to habitable rooms, parking forward of building line)
Location: 60 Malcombe Street, Longford

W&I referral PLN-20-0024, 60 Malcombe Street, Longford

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

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?	*No*
Is it connected to all Council services?	*No*
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.)	*Yes*

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 open drain*
Can all lots access stormwater services?	*Yes*
If so, are any works required?	*As per approved stormwater concept plan*
Is stormwater detention required	*No*
Has a stormwater detention design been submitted	*N/A*
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	*N/A*
If no to above , has the design for 100 – year ARI been done.	*N/A*
If yes to any of the above, does it comply with Councils stormwater policy	*N/A*
Is the design approved by works & infrastructure	*N/A*
Please quote drawing numbers and any other relate documentation (email etc.)	*#:*
Additional Comments/information	*N/A*
Stormwater works required:	
As per approved concept plan	
Is there kerb and gutter at the front of the property?	*No*
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?	*Yes, see below*
Is off-street parking available/provided?	*Yes*
Road / access works required:	
Works to be in accordance with Standard Drawing TSD R03 - concrete driveway crossover & hotmix sealed apron from the edge of the Street to the property boundary.	
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.

Engineer's comment:

Council services for can be addressed by standard conditions

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 & Infrastructure Department.

b) Stormwater connections to be provided with a pit or bend to prevent stormwater being discharged directly towards the base of the flood levee. The connection design must be approved by Council prior to starting work on site.

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.

g) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Access

a) A concrete driveway crossover and hotmix sealed apron must be constructed for each dwelling from the edge of the road to the property boundary in accordance with LGAT Standards drawings TSD-R03 and TSD R0-4 and to the satisfaction of the Works Manager.

b) The access driveway is to be located as close as practicable to the eastern boundary. A drive design including long section and cross section must be approved by Council prior to the commencement of works.

c) Access works must not commence until an application for vehicular crossing has been approved by Council.

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 & Infrastructure 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 nature strip, 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 & Infrastructure Department.

W.7 Nature strips

Any new nature strips, or areas of nature strip 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 (Engineering Officer) Date: 13/5/20
Stormwater discussed with Cam Oakley 4/5/20
access and stormwater discussed with Leigh 13/5/20

 ATTACHMENT C

The General Manager NMC.

This submission is made in accordance with section 57(5) of the land use and planning act. RE PLN-20-0024

The following objections represent Mr Brent Simpson and Mrs Vanessa Simpson of 56 Malcombe St Longford.

1. Unit 1 does not comply with section 10.4.8 (1A) of the Development Standard for waste storage contained in the Northern Midland Interim Planning Scheme 2013.

2. There are no notable previsions for Waste Management on site, there is no space outside the property for safe storage of the bins that would not impact the street. IE: Outside the opposite Dwelling. 10.3.2 A3 (a&b)

3. Positioning of Letter Boxes.

4. Traffic, there is one visitor park per unit not including the Garage, my concern is that if the Units are at capacity with residence and they have a car each, (with a possibility of more that two people in some cases) there will be no Visitor parking left on site, which will result in Malcombe St and possibly Burghley St becoming congested.

5. The rear setback of the development does not comply with section 10.4.2 A3(ii) of the Development Standards in the NMCIPS.

6. The Stormwater! The Drainage plans being some what difficult to understand. It is show that all the Roof water and Three Pits will terminate into the spillway on the North West below Herberts Rd. In the case of a Flood event or Heavy rain the water will naturally fall towards the Paton St retention area once a certain level is reached which in turn has the potential to restrict the Stormwater from No 56 & 58 from free flowing, thus internal pits and such on these properties have the potential to back up and cause internal flooding. This is noted by Mr Nathan Zanetto from IPD Consulting in a letter to Angela Veres and the NMC.

7. Has a 1 in 20 year Flood assessment been carried out?

8. No Internal Stormwater Retention.

9. Driveway, all the surface water is being forced into Malcombe St, besides parking bay areas.

10. Does this development comply with section 10.1.1.3, 10.1.1.4 and 10.1.2 NMCIPS General Residential zone. 10.3.2(A) 10.4.1 P1(a)

11. Noise levels

12. Open private space very minimal

Looking at the aerial shot on one of the submitted plans 6 Units do not look right at the end of our street.

We feel that this Development of 6 Units is not suitable for the area due to the extream limits

the designers have reached to achieve the quantity of dwellings required buy the land owner to make maximum profit.

Faithfully Mr & Mrs B Simpson

This submission is made in accordance with section 57(5) of the land use and planning approvals act 1993 and represents the objections of Mr Mark A Jewell and Mrs Melanie M Jewell, being the owners of 54, Malcombe Street, Longford, to the proposed development of 60 Malcombe Street, Longford (PLN-20-0024). The objections to this development are listed below:

1. That, the rear setback of the development does not comply with section 10.4.2 A3 (ii) of the Development Standards contained within the Northern Midland Interim Planning Scheme 2013.
2. That, the stormwater design does not comply with AS3500.2:2018.
3. That, unit No.1 does not comply with section 10.4.8 (1A) of the Development Standard for waste storage contained within the Northern Midland Interim Planning Scheme 2013.
4. That, the vast majority of surface drainage, is shown to be reporting to the drain in Malcombe Street, via the driveway. Currently, the surface water captured within this block is reporting to the north-west drainage system. The diversion of this water to Malcombe Street, could significantly reduce the contingent capacity of the Malcombe Street drain.
5. That there is no space provision of the placement of mobile refuge/recycle containers (Wheelie bins) on the curb of the road. Limited roadside space adjacent to the proposed complex will result in refuge/recycle bins being place outside of other Malcombe Street dwellings.
6. That the location and surface area of the vacant block is more suited to the construction of 4 dwellings. This number of dwellings will reduce the social impacts on the area (traffic noise and dogs barking) and allow existing infrastructure (drains) to have a higher contingent capacity.

Rosemary Jones

From: kategray01 kategray01
Sent: Sunday, 17 May 2020 9:09 PM
To: Rosemary Jones
Subject: 60 Malcombe Street Longford Proposed x6 units

We would like to express our concerns on the proposed six units that are to be built at 60 Malcombe Street Longford.We live at 58 Malcombe Street the internal block behind there.
When we brought out block of land eight years ago this area was classed as semi rual,which was the soul reason why we wanted to build our house here having the complete confidence that 60 Malcombe Street would only have a single dwelling built on it in the future.
We are very concerned that this will create a huge amount of noise level with the proposal of having six direct neighbours over our fence,the lack of onstreet parking for all of these units and the added crowded conjestion on our already limited space for all of the wheelie bins a total of 12 with the rubbish collection.
With the passing of the council on the other side of our boundary where the old saw mill was with the land being sold off into many blocks and two units being built directly beside us once the infrastructure is all in.This is already an example with false and misleading information when an area has been labelled with a particular tiltle,such as semi rual and ends up being changed.
We do hope that this is taken into great consideration,look forward into hearing with your reply.
Kind regards
Kate and Stewart Gray

Prime Design
your build, your way

28 May 2020

Northern Midlands Council
Planning Department
P.O. Box 156
Longford, Tasmania 7301
Pdf via Email: planning@nmc.tas.gov.au

Dear Erin,

Re: 3009529; PLN-20-0024

I am writing regarding the representations received for the proposed unit development at 60 Malcombe street, Longford.

Site Overview:
Zone: General Residential
Overlay – Urban Growth Boundary (site is within the extents of the Urban Growth Boundary)
3.7.3.1 Urban growth boundaries are shown for a number of towns and its purpose is to define areas within which residential and other forms of urban development is to be encouraged.
Overlay – Bushfire Prone Areas

Response to issues raised that are relevant under the Planning Scheme:

- **Zone:** The site is located within the General Residential zone, not Semi Rural therefore the unit development has been designed against the criteria outlined under the General Residential zone.

- **Density:** The General Residential zone allows for multiple residential dwellings this is a 'Permitted Use' and based on the density calculation under 10.4.1. we comply and exceed = the acceptable solution for minimum areas based on density.
  Lot area is 2248m2 / 6 units = 374.6m2 per unit (325m2 per unit is the minimum) – Complies

- **Private Open space:** Complies with the requirements under the General Residential Zone.

- **Parking Numbers:** Parking requirements are 2 spaces per two-bedroom unit – complies. visitor parking is 1 dedicated space per 4 dwellings rounded to the nearest number – complies.

- **Unit 1 -10.4.8 (1A):** The bin area as accidentally been left off this plan, please see revised plan attached – complies.
  The Waste storage is not visible from the road.

- **Vary Rear Setback:** This is a performance-based solution and was identified in the original planning response.
  - Please refer to the sun shadow diagrams provided

ABN 63 111 803 948 | 10 Goodman Court Invermay, Launceston | 160 New Town Road New Town, Hobart | p+(l) 03 6332 3790 p+(h) 03 6228 4575 | info@primedesigntas.com.au primedesigntas.com.au

- Development does not cause unreasonable loss of amenity by:
  - Reducing sunlight into a habitable room of a dwelling on an adjoining lot – complies
  - There is no overshadowing of the private open space of a dwelling on an adjoining lot
  - There is no overshadowing of an adjoining lot vacant lot
  - Visual impact is minimal as the proposed two dwellings (unit 5 & 6)
    - have standard 2.4m high ceilings,
    - external walls at varying distance from the rear boundary,
    - hip roofs that lower in height as they approach the external walls,
    - The existing fence is 1.7m high,
  - *'Provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.'* Please see the List map below showing the varying density in the immediate area. From larger single dwelling lots with multiple out buildings lots to 10-unit residential developments. The development is compatible with the prevailing surrounding area.

- **Stormwater/Drainage:** Please refer to Nathan Zanetto's response attached to this email.

Kind regards

Angela Verze

RE: 60 Malcombe street

Nathan Zanetto <nzanetto@ipdconsulting.com.au>

Thu 5/28/2020 11:42 AM

To:Angela Verze <Ang@primedesigntas.com.au>;

Hi Angela,

Our response to the comments made are as follows:

1) Redacted

2 – Suggestions from Council indicated that to avoid having a pumped stormwater system, a relaxation of pipe cover requirements in AS3500 may be accepted. AS3500 allows 75 mm cover for plastic pipes under brick or unreinforced concrete for light weight vehicular loading (which is achieved) and 300 mm for areas not subject to vehicular loading for other than single dwellings. This is not achieved but suggested to be relaxed to 100 mm as per the single dwelling requirement.

4 – The proposed development is to discharge to the existing stormwater connection points with one additional connection. These points discharge into an existing open drain that runs adjacent to Back Creek, not Malcombe Street. An assessment of the receiving open drain suggests it has a capacity significantly greater than required, with the development increasing the sites discharge from 9 L/s to 27 L/s for a 10% AEP. This is an additional 18 L/s in the open drain which corresponds to an additional 13 mm of water depth in the open drain, indicating adverse impacts on the areas drainage system is unlikely.

2) Redacted

6 – Neither letter has commented on the possibility that the developments additional flows may result in the backing up of adjacent properties drainage systems and cause internal flooding of the properties. As per the response to *'1) Redacted item 4', The* proposed development is discharging to an already active drainage path with an estimated increase in water level of 13 mm for a 10% AEP event.

7 – Rational method calculations have been undertaken for the development and were attached in each letter. The calculations consider 10% AEP events instead of 5% AEP events in accordance with Appendix 2 of the subdivision guidelines as the development is less than 2 Ha and zoned general residential.

8 – Council has not indicated a requirement for the development to provide a stormwater retention as the receiving open drain is likely to have sufficient capacity for the additional 18 L/s.

9 – No surface water is being forced towards Malcombe Street. All drainage is to the existing stormwater connection points which discharges to the open drain that runs parallel to Back Creek.

3) Redacted

No comments in regards to stormwater.

If you have any questions, please let me know.

Kind regards,

Nathan Zanetto
Mob: 0407 394 304

Infrastructure Planning & Design
Level 2, 126 Charles Street, Launceston TAS 7250
P: (03) 6331 8068
E: admin@ipdconsulting.com.au

From: Angela Verze <Ang@primedesigntas.com.au>
Sent: Thursday, 28 May 2020 11:21 AM
To: Nathan Zanetto <nzanetto@ipdconsulting.com.au>
Subject: Re: 60 Malcombe street

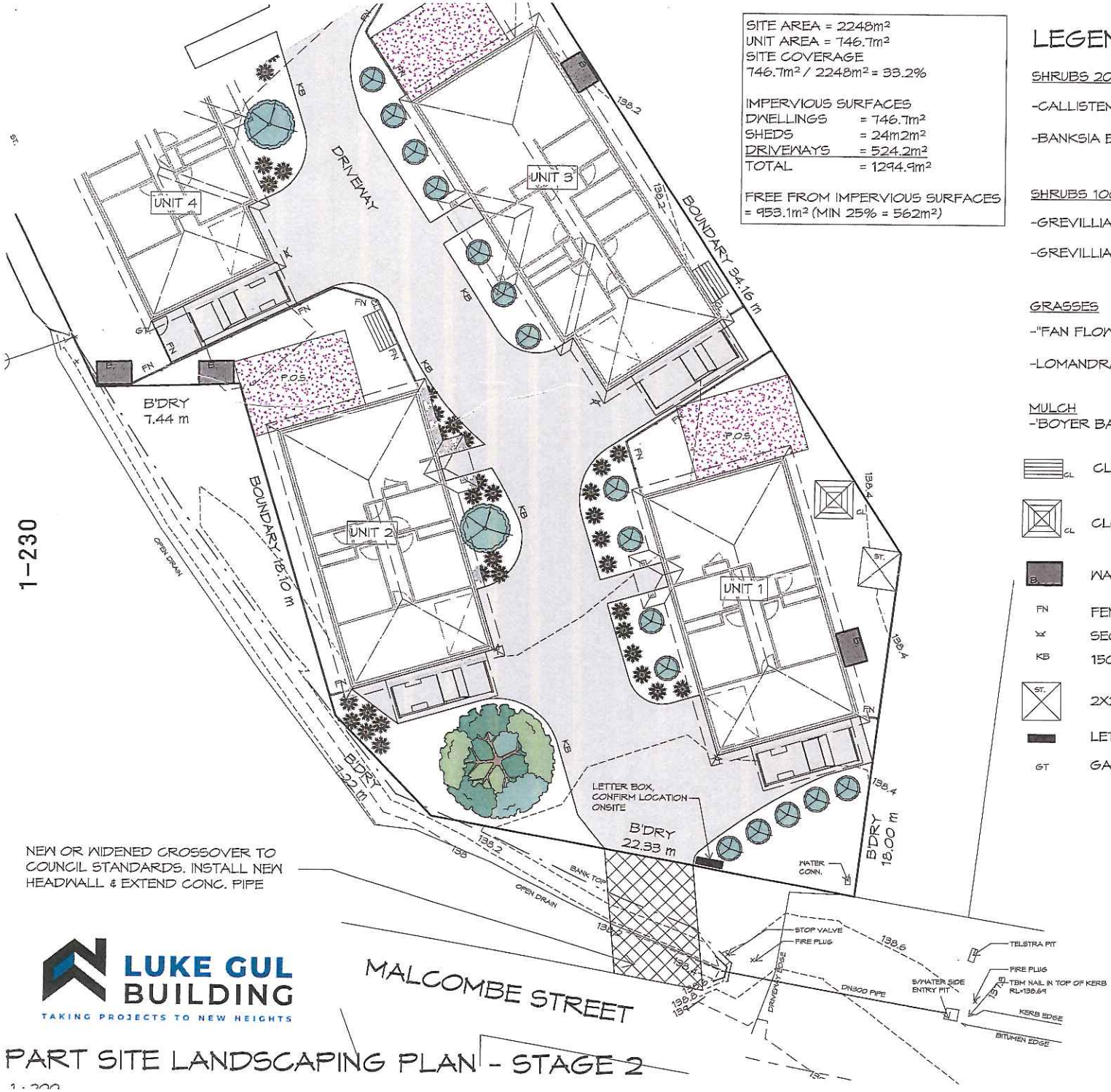
Thank you!

From: Nathan Zanetto <nzanetto@ipdconsulting.com.au>
Sent: Thursday, May 28, 2020 11:17 AM
To: Angela Verze
Subject: RE: 60 Malcombe street

Hi Angela,

No worries. I have developed a response to the points addressing the stormwater comments and it is with Mark for review. I will shoot it through to you once reviewed.

Kind regards,



1–230

NEW OR WIDENED CROSSOVER TO COUNCIL STANDARDS. INSTALL NEW HEADWALL & EXTEND CONC. PIPE

MALCOMBE STREET

SITE AREA = 2248m²
UNIT AREA = 746.7m²
SITE COVERAGE
746.7m² / 2248m² = 33.2%

IMPERVIOUS SURFACES

DWELLINGS	= 746.7m²
SHEDS	= 24m2m²
DRIVEWAYS	= 524.2m²
TOTAL	= 1294.9m²

FREE FROM IMPERVIOUS SURFACES
= 953.1m² (MIN 25% = 562m²)

LEGEND

SHRUBS 2000-3000

-CALLISTEMON-"KINGS PARK SPECIAL"

-BANKSIA ERICIFOLIA

SHRUBS 1000-1500

-GREVILLIA SERICEA

-GREVILLIA SP

GRASSES

-"FAN FLOWER" SCAEVOLA SP

-LOMANDRA LONGIFOLIA

MULCH
-'BOYER BARK' OR SIMILAR

CL — CLOTHES LINES - WALL MOUNT

CL — CLOTHES LINES

B — WASTE STORAGE 1.5m2

FN — FENCE 1.8m HIGH

SECURITY LIGHTS

KB — 150 CONC. KERB

ST. — 2X2m STORAGE SHED

LETTER BOX

GT — GATE

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LUKE GUL BUILDING
TAKING PROJECTS TO NEW HEIGHTS

PART SITE LANDSCAPING PLAN - STAGE 2

1:200

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED STAGED UNIT DEVELOPMENT
60 MALCOMBE STREET, LONGFORD
Client name:
L.GUL

Drawing:
PART SITE LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
28/05/2020	As indicated
Project/Drawing no:	Revision:
PD20002 -05	04

BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A