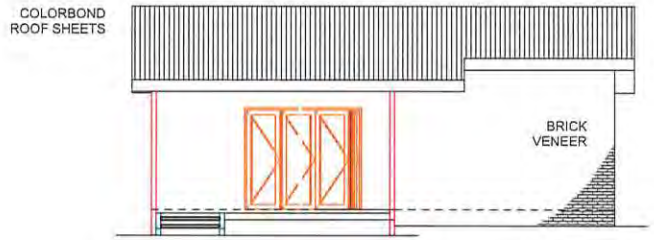
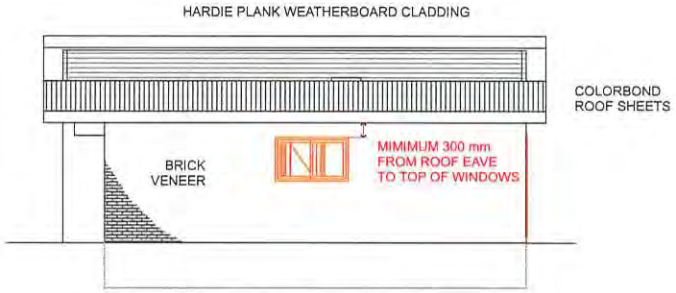


NORTH ELEVATION - UNITS 1 & 2

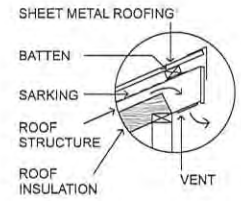


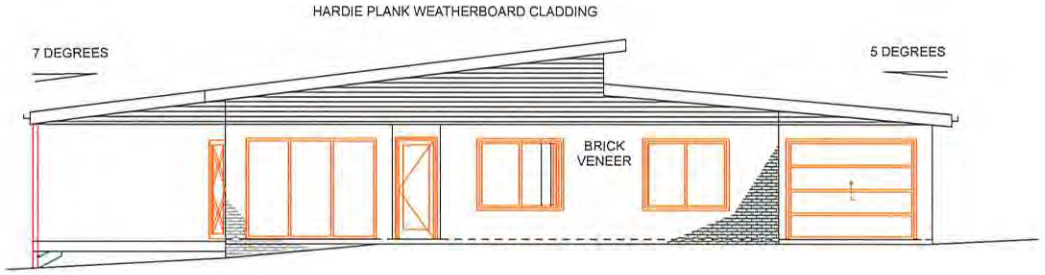
SOUTH ELEVATION - UNITS 1 & 2

Received
28.03.2023

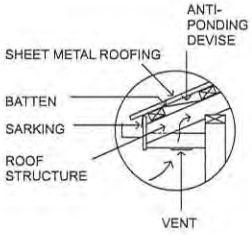
Exhibited

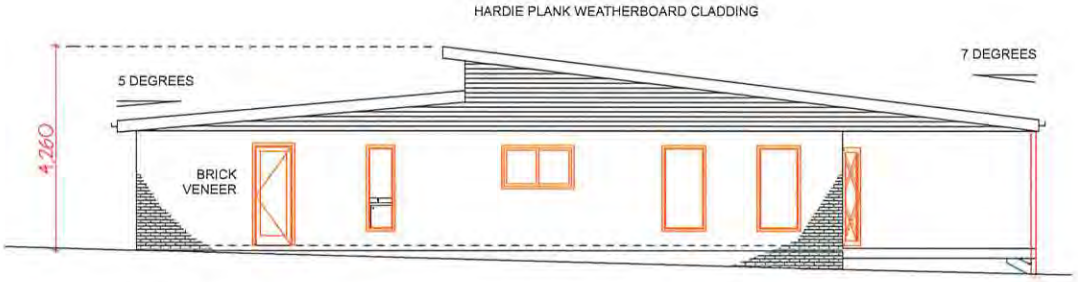
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649 SCALE	ELEVATIONS 9/1/2023 SHEET 4 1:100





WEST ELEVATION - UNITS 1 & 2





EAST ELEVATION - UNITS 1 & 2

Received
28.03.2023

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649 SCALE	ELEVATIONS 9/1/2023 SHEET 5 1:100

WALL FRAMING

TO COMPLY WITH BCA AND AS 1684
2400 mm HIGH BRICK VENEER WALLS
90X35 MGP IO PINE STUDS AND NOGGINGS
90X35 MGP IO PINE TOP AND BOTTOM PLATES

BRACING AND TIE DOWNS
AND CONTROL JOINTS
TO STRUCTURAL DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS
INSULATION BATTS TO WALLS
INSULATION BATTS TO CEILINGS

- SEE ENEGRY EFFICIENCY CERTIFICATE

BRICK VENEER WALLS

MASONRY WALLS TO BE CONSTRUCTED
IN ACCORDANCE WITH AS 3700
AND BCA PART 3.3.3 MASONRY ACCESSORIES

VAPOUR PERMEABLE FOIL WALL WRAP
INSTALLED TO TIMBER FRAMES AS
PER MANUFACTURERS INSTRUCTIONS

CONNECT BRICKWORK TO TIMBER WALL FRAMES
-PROVIDE A 40 mm CAVITY WHICH IS TO BE KEPT
CLEAN DURING CONSTRUCTION

TRUSSES

DESIGNED BY MANUFACTURER
-INSTALLATION, BRACING AND FIXING
TO MANUFACTURERS SPECIFICATIONS
ROOF BATTENS TO ROOF SHEET
SUPPLIERS RECOMENDATIONS@ 900 CRS
METAL CEILING BATTENS @ 450 CRS

HIGH ROOF PITCH - 7 DEGREES
LOW ROOF PITCH - 5 DEGREES

CUSTOM ORB ROOF SHEETS WITH
PERMABLE SARKING INSTALLED TO
MANUFACTURERS SPECIFICATIONS
FIXED AS PER MANUFACTURERS SPECIFICATIONS
400 mm EAVES -4.5 mm FIBRE CEMENT SHEET
4.5 mm FIBRE CEMENT SHEET/BATTENS
TO UNDERSIDE OF ROOF TRUSSES
OVER PERGOLA

STRUCTURAL DRAWINGS

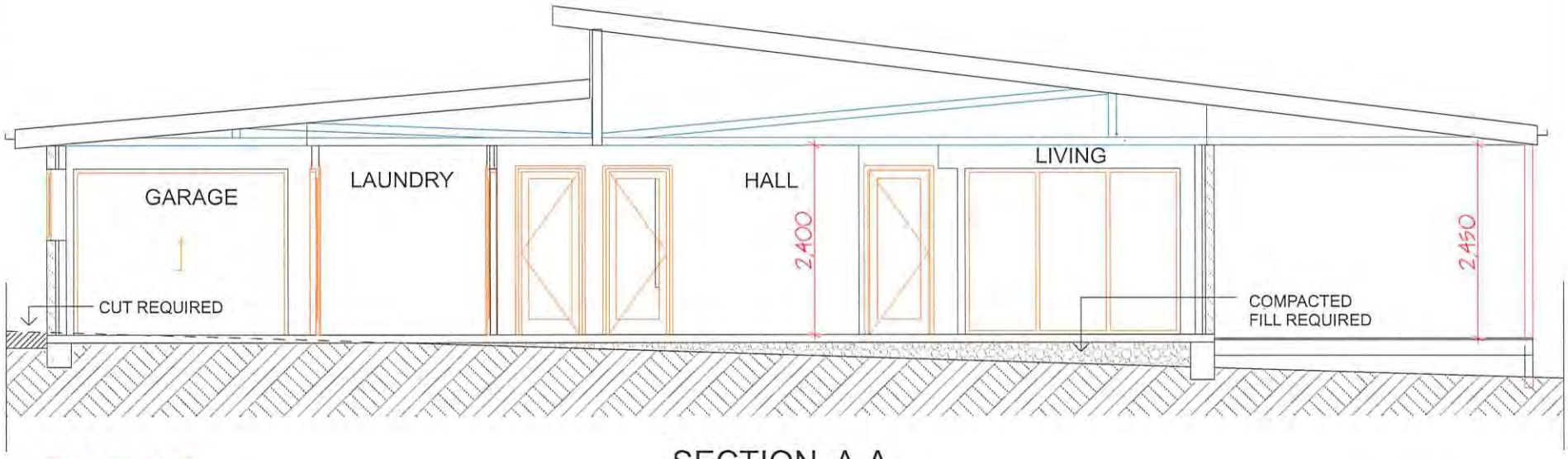
PADS, SLABS AND FOOTINGS
TO COMPLY WITH AS 2870
(RESIDENTIAL SLABS AND FOOTINGS)
- SEE ENGINEERING DRAWINGS

PERGOLA

2/240X45 MGP 10 TREATED PINE BEAMS
CHECKED IN 20 mm AND BOLTED WITH
2/12 mm GAL THROUGH BOLTS TO POSTS

90X90 MGP 10 TREATED PINE POSTS
GAL STYRRUPS BOLTED TO CONCRETE PADS
WITH 2/100X12 mm GAL DYNABOLTS

- SEE ENGINEERING DRAWINGS FOR PAD SIZES

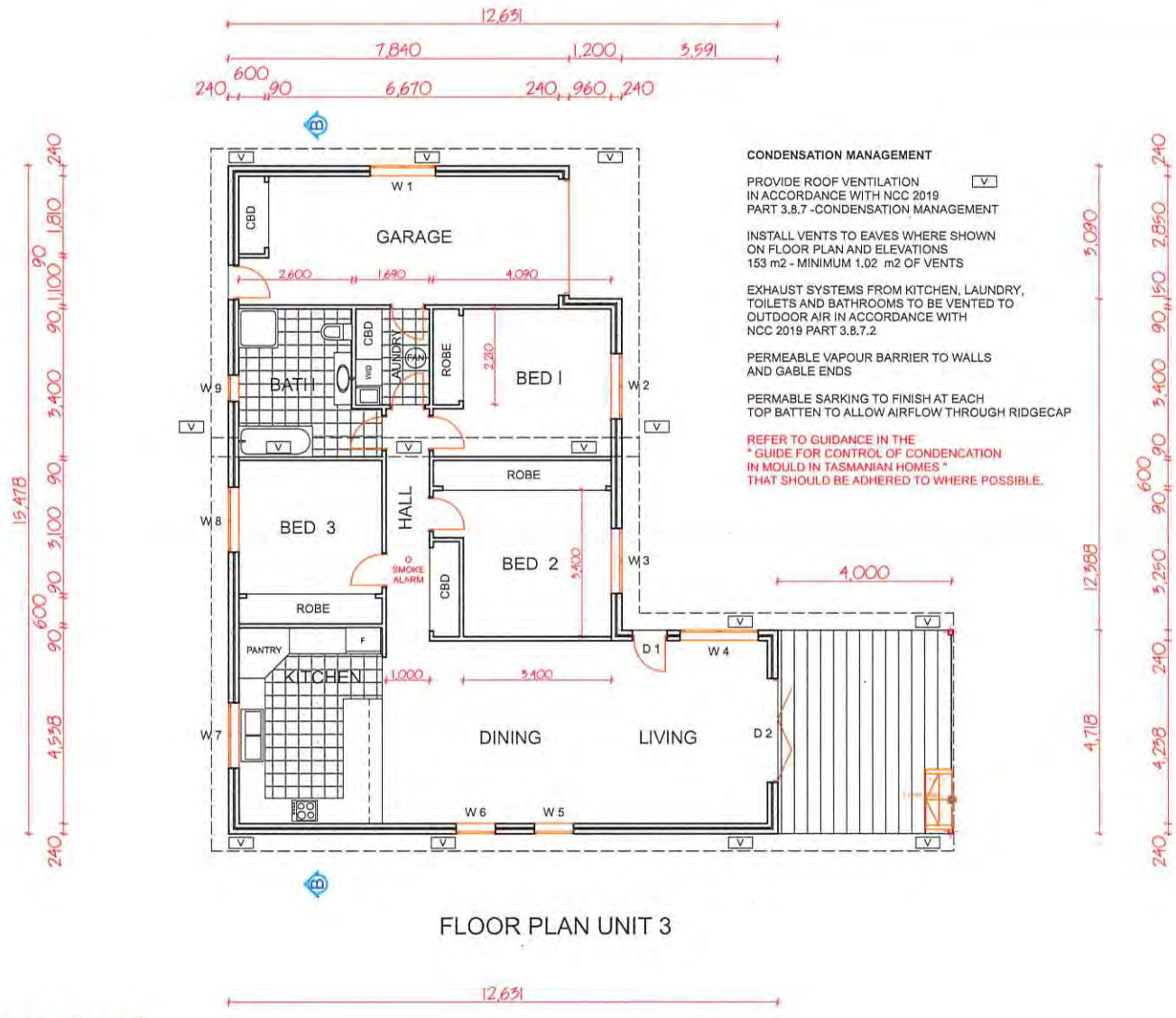


SECTION A-A

Received
28.03.2023

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649 SCALE	SECTION A-A 9/1/2023 SHEET 6 1:50



FLOOR PLAN UNIT 3

12,631

CONDITIONS MANAGEMENT

PROVIDE ROOF VENTILATION V
IN ACCORDANCE WITH NCC 2019
PART 3.8.7 -CONDENSATION MANAGEMENT

INSTALL VENTS TO EAVES WHERE SHOWN
ON FLOOR PLAN AND ELEVATIONS
153 m2 - MINIMUM 1.02 m2 OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY,
TOILETS AND BATHROOMS TO BE VENTED TO
OUTDOOR AIR IN ACCORDANCE WITH
NCC 2019 PART 3.8.7.2

PERMEABLE VAPOUR BARRIER TO WALLS
AND GABLE ENDS

PERMABLE SARKING TO FINISH AT EACH
TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE
" GUIDE FOR CONTROL OF CONDENCATION
IN MOULD IN TASMANIAN HOMES "
THAT SHOULD BE ADHERED TO WHERE POSSIBLE.

N

WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT WIDTH	TYPE	GLASS
W 1	900X1500	AWN	
W 2	1800X1500	AWN	
W 3	1800X1500	AWN	
W 4	2100X1800	AWN	
W 5	1800X900	AWN	
W 6	1800X900	AWN	
W 7	900X1500	AWN	
W 8	1800X1500	AWN	
W 9	1800X600	AWN	OBS

	DOORS		
D 1	2040X820		
D 2	2100X2400	BIFOLD DOOR	

INTERNAL DOORS
2040X820 UNLESS SHOWN
OTHERWISE ON FLOOR PLAN

TIMBER LINTELS MGP IO

0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45

METAL LINTELS

0-1200	75X10 BAR
1200-1500	75X75 10 ANGLE
1500-2400	125X75X10 ANGLE
2400-3000	150X90X10 ANGLE

FOR LINTELS OVER 3000 mm
SEE ENGINEER'S DRAWINGS

ROOF LOAD WIDTH
UP TO 4500 mm

Received
28.03.2023

Exhibited

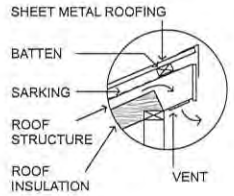
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

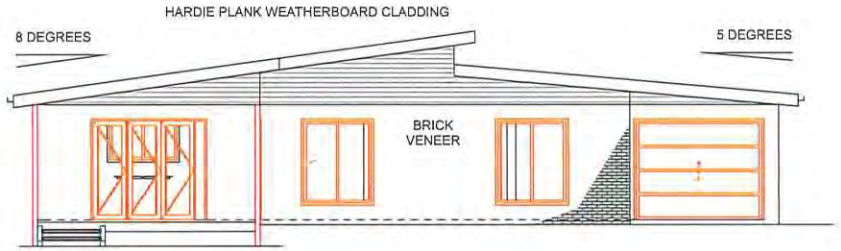
ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249

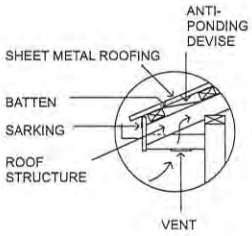
PROPOSE UNITS
Lot 3/19 BULWER ST, LONGFORD
FOR JAMES KAINE

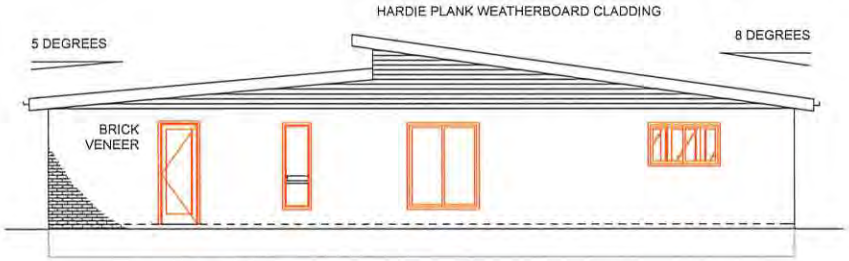
DRAWING	FLOOR PLAN
DATE	9/1/2023
DWG 649	SHEET 7
SCALE	1:100





NORTH ELEVATION - UNIT 3



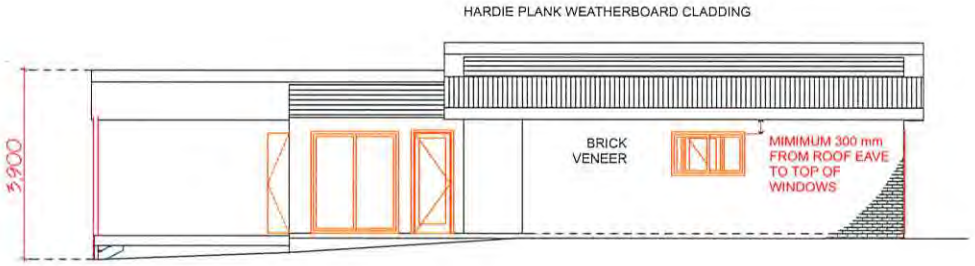


SOUTH ELEVATION - UNIT 3

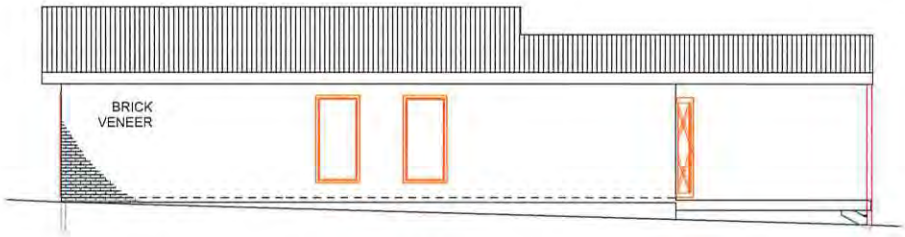
Received
28.03.2023

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649 SCALE	ELEVATIONS 9/1/2023 SHEET 8 1:100



WEST ELEVATION - UNIT 3



EAST ELEVATION - UNIT 3

Received
28.03.2023

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649 SCALE	ELEVATIONS 9/1/2023 SHEET 9 1:100

WALL FRAMING

TO COMPLY WITH BCA AND AS 1684
2400 mm HIGH BRICK VENEER WALLS
90X35 MGP IO PINE STUDS AND NOGGINGS
90X35 MGP IO PINE TOP AND BOTTOM PLATES

BRACING AND TIE DOWNS
AND CONTROL JOINTS
TO STRUCTURAL DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS
INSULATION BATTS TO WALLS
INSULATION BATTS TO CEILINGS

- SEE ENEGRY EFFICIENCY CERTIFICATE

BRICK VENEER WALLS

MASONRY WALLS TO BE CONSTRUCTED
IN ACCORDANCE WITH AS 3700
AND BCA PART 3.3.3 MASONRY ACCESSORIES

VAPOUR PERMEABLE FOIL WALL WRAP
INSTALLED TO TIMBER FRAMES AS
PER MANUFACTURERS INSTRUCTIONS

CONNECT BRICKWORK TO TIMBER WALL FRAMES
-PROVIDE A 40 mm CAVITY WHICH IS TO BE KEPT
CLEAN DURING CONSTRUCTION

TRUSSES

DESIGNED BY MANUFACTURER
-INSTALLATION, BRACING AND FIXING
TO MANUFACTURERS SPECIFICATIONS
ROOF BATTENS TO ROOF SHEET
SUPPLIERS RECOMENDATIONS@ 900 CRS
METAL CEILING BATTENS @ 450 CRS

HIGH ROOF PITCH - 7 DEGREES
LOW ROOF PITCH - 5 DEGREES

CUSTOM ORB ROOF SHEETS WITH
PERMABLE SARKING INSTALLED TO
MANUFACTURERS SPECIFICATIONS
FIXED AS PER MANUFACTURERS SPECIFICATIONS
400 mm EAVES -4.5 mm FIBRE CEMENT SHEET
4.5 mm FIBRE CEMENT SHEET/BATTENS
TO UNDERSIDE OF ROOF TRUSSES
OVER PERGOLA

STRUCTURAL DRAWINGS

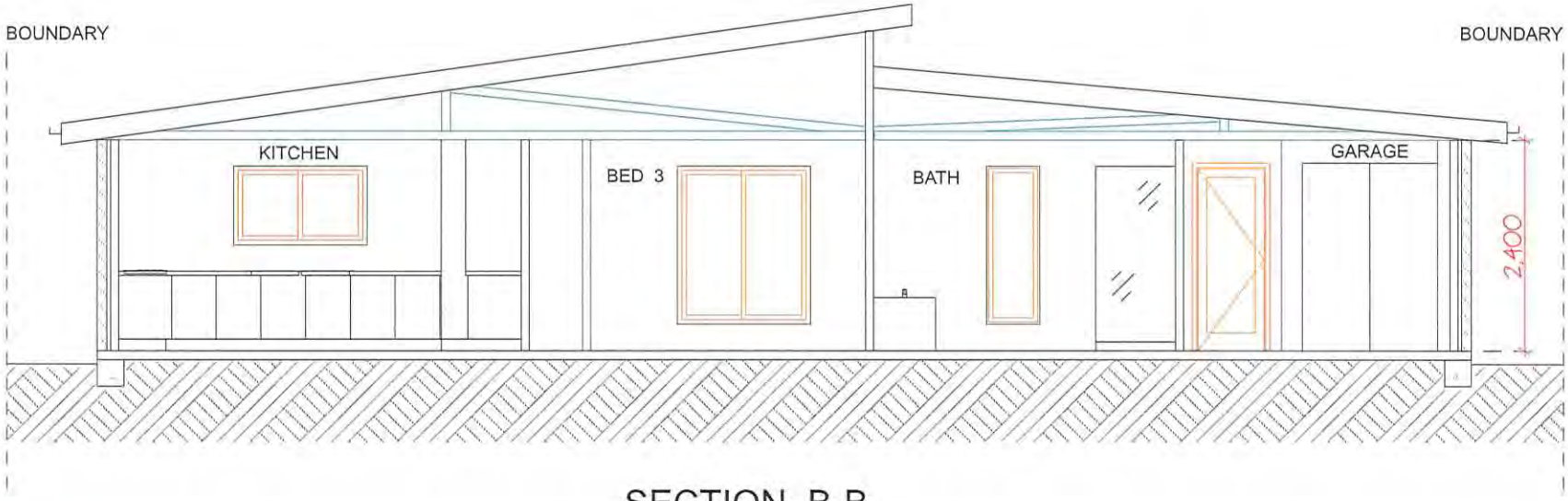
PADS, SLABS AND FOOTINGS
TO COMPLY WITH AS 2870
(RESIDENTIAL SLABS AND FOOTINGS)
- SEE ENGINEERING DRAWINGS

PERGOLA

2/240X45 MGP 10 TREATED PINE BEAMS
CHECKED IN 20 mm AND BOLTED WITH
2/12 mm GAL THROUGH BOLTS TO POSTS

90X90 MGP 10 TREATED PINE POSTS
GAL STYRRUPS BOLTED TO CONCRETE PADS
WITH 2/100X12 mm GAL DYNABOLTS

- SEE ENGINEERING DRAWINGS FOR PAD SIZES



SECTION B-B

Received
28.03.2023

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649 SCALE	SECTION A-A 9/1/2023 SHEET 10 1:50

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED
IN ACCORDANCE WITH AS 3500
,THE PLUMBING CODE OF AUSTRALIA
AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A
QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS
ARE APPROXIMATE ONLY.

LEGEND

- ⊡ - WET AREAS
- O IO - INSPECTION POINT
- ⊠ ORG - OVERFLOW RELIEF GULLY
- ⊗ EV - VENT PIPE
- □ DP - DOWN PIPE
- – –– - STORM WATER PIPE - MINIMUM FALL OF 1:100
- —— - SEWER PIPE - MINIMUM FALL OF 1:60
- ⊠ - SILT PIT

PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
STORM WATER AND DOWNPIPES TO BE 90 mm
SEWER TO BE 100 mm

MATERIALS

WATER PIPES TO COMPLY WITH
AS/NZS 3500.1 AND AS/NZS 3500.5
COPPER OR POLY TYPE PIPES
HOT AND COLD WATER BRANCHES TO BE DN 16 mm
MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES
60 DEGREES TO LAUNDRY AND KITCHEN SINK
OUTLET PIPES FROM THE HOT WATER UNIT MUST
BE COPPER FOR AT LEAST 1 METER BEFORE
CONNECTING TO POLY TYPE PIPES.

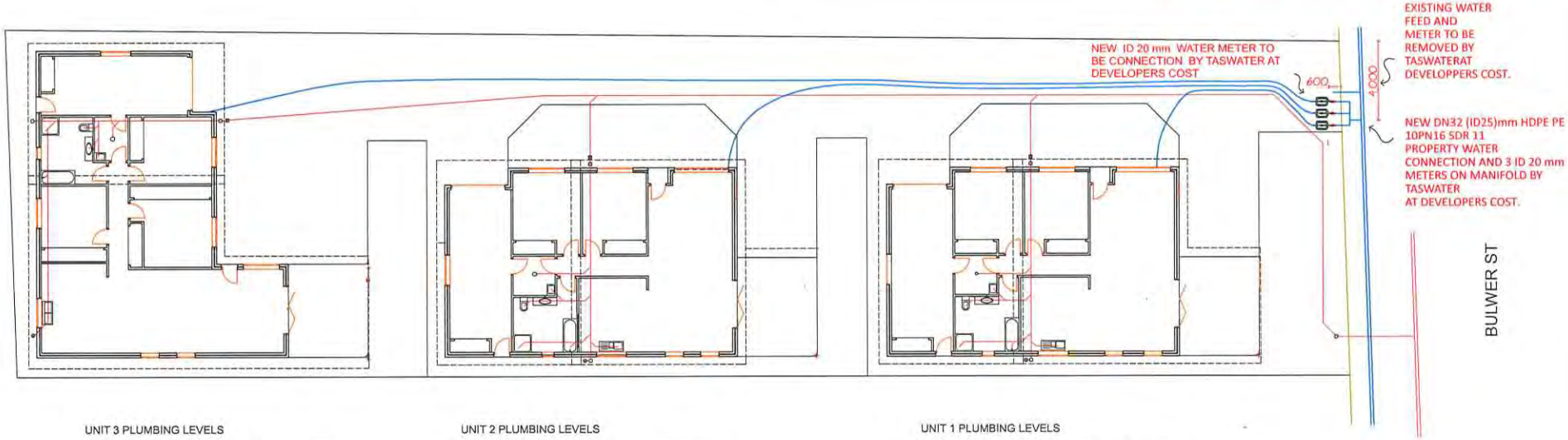
WATER FLOW SUPPLY BACK FLOW PREVENTION
DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN
MAINS WATERLINE AND HOUSE.

N

ALL WORKS TO BE IN ACCORDANCE WITH THE
WATER SUPPLY CODE OF AUSTRALIA WSA 03 2011-3.1
VERSION 3.0 MRWA EDITION V2.0 AND SEWERAGE
CODE OF AUSTRALIA MELBOUNE RETIAL WATER AGENCIES
CODE WSA 02-2014-3.1 MRWA VERSION 2 AND
TASWATER SUPPLEMENTS TO THESES CODES.

THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION AND THE
ASSOCIATED COSTS OF THE TRAFFICABLE LIDS AND SURROUNDS
FOR WATER/SEWER CONNECTION ACCESS POINTS AND PRIOR TO THE ISSUE
OF A CERTIFICATE OF WATER AND SEWERAGE COMPLIANCE (PLUMBING)
MUST INSURE THAT THESE POINTS ARE BROUGHT TO THE FINISHED SURFACE LEVEL
OF THE PAVEMENT AREAS.



UNIT 3 PLUMBING LEVELS

OVERFLOW RELIEF GULLY	ORG	RL 1.800
FINISHED SURFACE LEVEL	FSL	RL 1.650
FINISHED FLOOR LEVEL	FFL	RL 1.950

UNIT 2 PLUMBING LEVELS

OVERFLOW RELIEF GULLY	ORG	RL 0.950
FINISHED SURFACE LEVEL	FSL	RL 1.100
FINISHED FLOOR LEVEL	FFL	RL 1.250

UNIT 1 PLUMBING LEVELS

OVERFLOW RELIEF GULLY	ORG	RL 0.450
FINISHED SURFACE LEVEL	FSL	RL 0.600
FINISHED FLOOR LEVEL	FFL	RL 0.750

Received
28.03.2023

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249

PROPOSE UNITS
Lot 3/19 BULWER ST, LONGFORD
FOR JAMES KAINE

DRAWING	DRAINAGE PLAN
DATE	9/1/2023
DWG 649	SHEET 11
SCALE	1:200

Wet Areas (To comply with BCA 3.8.1.2 and AS 3740)

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (applies to Ensuite and Bathroom)					
With preformed shower base	N/A	Ceramic tiles to shower walls 1800mm above finished floor level of the shower.	Membrane 'M01'.	Membrane 'M01'.	Waterproof tap and spout penetrations in vertical surfaces with 'Waterbar' tap penetration flange and silicone.
Area outside shower area (applies to Ensuite and Bathroom)					
Concrete floor	Membrane 'M01' to entire floor of room. Ceramic floor tiles.	N/A	N/A	Membrane 'M02'.	N/A
Area adjacent to bath (applies to Bathroom)					
Concrete floor	Membrane 'M01' to entire floor of room. Ceramic floor tiles.	a) 150mm min. high ceramic tile splashback to perimeter of bath b) Ceramic tile upstand from floor level to underside lip of bath.	White silicone to junctions within 150mm above bath (3 x walls).	Ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
Other areas					
Laundry and WC	Ceramic floor tiles.	N/A	N/A	Membrane 'M02' + Ceramic tile skirting.	
Walls adjoining sink, basin or laundry tub	N/A	150mm min. high ceramic tiled splashback for extent of vessel, where the vessel is within 75mm of a wall.	Waterproof wall junction where vessel is fixed to a wall with silicone.	N/A	Waterproof tap and spout penetrations if within splashback with 'Waterbar' tap penetration flange and silicone.

KEY

Membrane 'M01': Dunlop (or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone and membrane to manufacturer's recommendations.
Membrane 'M02': Dunlop (or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturer's recommendations.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249

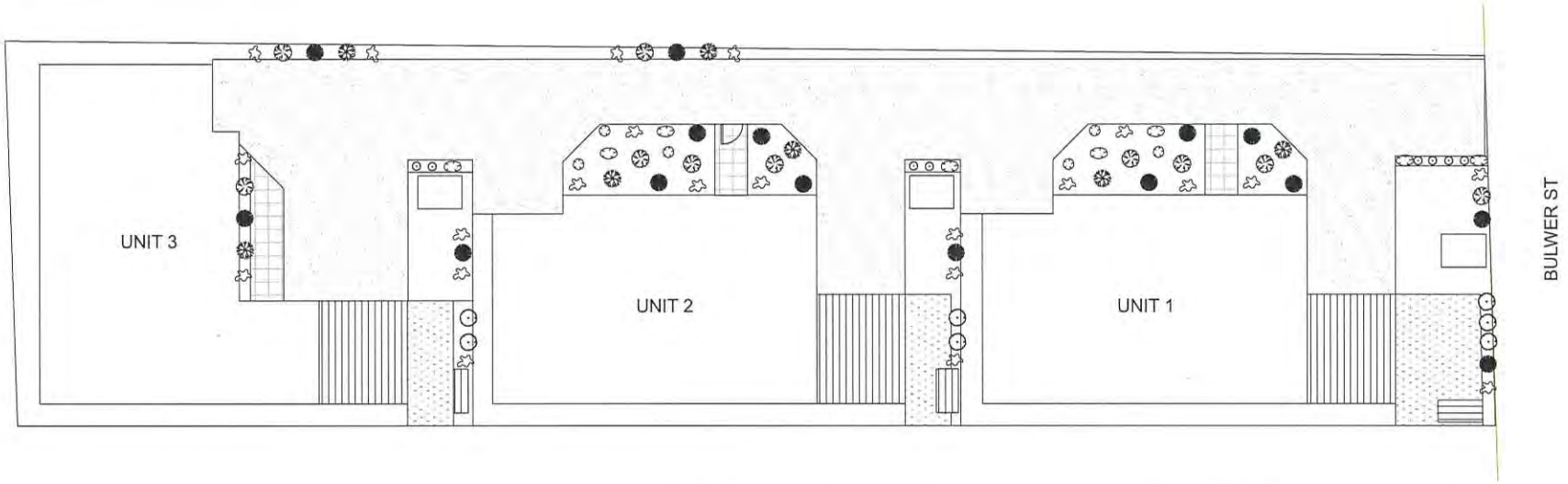
PROPOSE UNITS
Lot 3/19 BULWER ST, LONGFORD
FOR JAMES KAINE

DRAWING	WATERPROOFING
DATE	9/1/2023
DWG 649	SHEET 12

LANDSCAPE LEDGEND

- FLAX-JACK SPRATT
- FLAX-NZ YELLOW
- PITTOSPORUM-GREEN PILLAR
- PITTOSPORUM-SILVER SHEEN
- ACACIA-RIVER CASCADE
- ERICA CERINTHOIDES-PINK HAIRY HEATH
- DWARF SCALLONIA
- CEENOTHUS-YANKY POINT
- LAWN AREA
- CRUSHED ROCK
- CONCRETE

N




ACACIA-RIVER CASCADE


PITTOSPORUM-SILVER SHEEN


FLAX-JACK SPRATT


ERICA CERINTHOIDES-PINK HAIRY HEATH


CEENOTHUS-YANKY POINT


FLAX-NZ YELLOW


PITTOSPORUM-GREEN PILLAR


DWARF SCALLONIA

Exhibited

Received
28.03.2023

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING	LANDSCAPE PLAN
				DATE	9/1/2023
				DWG 649	SHEET 13
				SCALE	1:200

GENERAL SPECIFICATIONS

BEFORE COMMENCING ANY WORK, QUOTING ON OR ORDERING ANY MATERIALS VERIFY DIMENSIONS, SETBACKS AND ALL EXISTING AND PROPOSED LEVELS. IF DURING THE SETOUT AND CONSTRUCTION OF THE WORKS ANY DISCREPANCIES ARISE IN THE DIMENSIONS OR LOGIC THE DESIGNER SHOULD BE CONTACTED FOR CLARIFICATION AND ADVICE BEFORE WORK CONTINUES.ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS " AND "THE BUILDING CODE OF AUSTRALIA" AND AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS. WHERE REQUIRED FOR BUILDING APPROVAL, THERE WILL ALSO BE A SOIL TEST AND STRUCTURAL DRAWINGS TO BE SUBMITTED AS PART OF THE THE BUILDING APPLICATION. NOTE: DOOR AND WINDOW SIZES ARE NOMINAL ONLY/ OPENING SIZES ARE TO SUITE ACTUAL DOORS OR WINDOWS.

ENGINEERING

ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS WITH THE ENGINEERING DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS .

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH BCA PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

SURFACE DRAINAGE-ALL FINISHED GROUND TO FALL AWAY FROM BUILDING 1 IN 50 (1 IN 100 MINIMUM). FINISHED SLAB LEVELS ARE TO BE 150 mm MINIMUM ABOVE FINISHED GROUND LEVEL AND 100 mm ABOVE PATHS. GARAGE DOORWAY TO BE SHAPED TO TAKE WATER AWAY.

FOOTINGS AND SLABS

GENERALLY TO BE IN ACCORDANCE WITH AS 2870 . PREPARATION AND PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS 2870 CONCRETE AND STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS 2870 - 2011 AND AS 3500.

ALTERNATIVELY FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870- 2011. REFER TO SOIL REPORT FOR SITE CLASSIFICATION , IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND DURING EXCAVATION IT SHOULD BE REPORTED TO THE BUILDING SURVEYOR FOR INSTRUCTIONS.

Received
28.03.2023

FLOORS

GENERALLY TO COMPLY WITH BCA 3.12.1.5 AND AS 1668.2 - SEE PLANS AND ENGINEERS DRAWINGS FOR MEMBER SIZES, SPACING AND RELEVANT SPECIFICATIONS

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 2010 MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH BCA 3.4.1 SUBFLOOR AREA IS TO FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm 2/M OF WALL LENGTH, WITH VENTS NOT MOE THAN 600 mm FROM CORNERS.

UNDERSIDE OF FLOOR FRAMING MEMBERS TO HAVE A MINIMUM CLEARANCE OF 150 mm WITHIN 2000 mm OF THE EXTERNAL SUBFLOOR WALLS AND 400mm TO ALL OTHER AREAS -SEE BCA TABLE 3.4.1.2 SUBFLOOR VENTILATION CLEARANCE.

TIE DOWN AND BRACING OF TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION 8 OF AS 1684.2 AND, AS 4055 AND ANY ENGINEERS DRAWINGS AND SPECIFICATIONS

STRUCTURAL STEEL FRAMING TO BE IN CCORDANCE WITH BCA 3.4.4 AS 1250, AS 4100 AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

ROOF TRUSSES

TO BE DESIGNED BY TRUSS MANUFACTURER ON APPROVED OR ACCREDITED SOFTWARE AND AN ENGINEERS CERTIFICATE, IS TO BE SUPPLIED BY THE MANUFACTURER. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES

TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4440 AND MANUFACTURERS SPECIFICATIONS.

TIE TRUSSES TO TOP PLATE OF EXTERNAL WALLS WITH PRYDA'S UNITIE BRACKETS -FIX WITH 4/35X3.15mm GALVANIZED CONNECTOR NAILS TO EACH END

TRUSS -BOTTOM CORD TO BE TIED TO INTERNAL WALLS WITH PRYDA HITCH STABILIZES -FIX WITH 3/35X3.15mm CONNECTOR NAILS TO TRUSS CORD AND 3 TO TOP PLATE

PRYDA SPEED BRACING INSTALLATION AS TO TRUSS MANUFACTURERS BRACING LAYOUT PLAN -FIX WITH 2/35X3.15mm CONNECTOR NAILS PER TRUSS AND TO MANUFACTURERS SPECIFICATIONS

MANUFACTURERS SPECIFICATION TO TAKE PRECEDENCE OVER THE ABOVE RECOMMENDED TIE DOWN OPTIONS

METAL FURRING CHANNEL SCREW FIXED @ 450 CRS TO BOTTOM CORD OF ROOF TRUSSES

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH 3.12.1 BUILDING FABRIC INSULATION INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS .

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FORM 20 mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/CLADDING FITTED CLOSELY UP TO PENETRATIONS/OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED A MINIMUM OF 150 mm .

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5, ROOF CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.1 AND : ROOF TILES AS 2049 AND AS 2050, METAL SHEET ROOFING AS 1562.1 , POLYCARB ROOF SHEETING AS/NZS 4256.1.2.3 AND AS 1562.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5.2 AND AS/NZS 3500.3.2 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA, OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY

WALL CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.3 AND MANUFACTURERS SPECIFICATIONS , FLASHINGS TO BCA 3.5.3.6.

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH 3.1.2.2. . WINDOWS ARE TO COMPLY WITH BCA WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.3 AND AS 3700 UNREINFORCED MASONRY TO BCA 3.3.1 REINFORCED MASONRY TO BCA 3.3.2 MASONRY ACCESSORIES TO BCA 3.3.3 WEATHERPROOFING OF MASONRY TO BCA 3.3.4.

-SEE ENGINEERS DRAWINGS FOR SPECIFIC DETAILS AND POSITION OF CONTROL JOINTS.

INSULATION

TO MAINTAIN THICKNESS AND POSITION AFTER INSTALLATION INSURE CONTINUOUS COVER WITHOUT VOIDS EXCEPT AROUND SERVICES AND FITTINGS .

TYPICAL WALL FRAME

TO COMPLY WITH BCA AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90X35 MGP IO PINE STUDS AND NOGGINGS, 90X35 MGP IO PINE TOP AND BOTTOM PLATES . BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION BATTS TO WALLS TO COMPLY WITH BCA PART 3.12.1.3 INSULATION BATTS TO CEILINGS TO COMPLY WITH BCA PART 3.12.1.1

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.12, ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.1.2.5 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY - AREA WATERPROOFING TO BE IN ACCORDANCE WITH AS 3740 AND BCA 3.8.1 WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH, 1500 mm FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

WALL SURFACES ADJACENT TO PLUMING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES, CEILING HEIGHTS TO BE IN ACCORDANCE WITH BCA 3.8.2

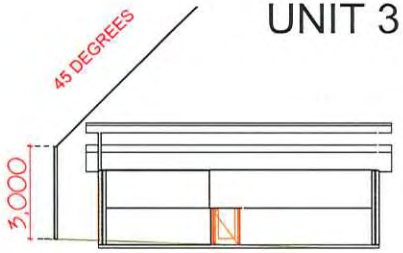
FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.8.3 REQUIRED FACILITIES IN ACCORDANCE WITH 3.8.3.2 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH BCA 3.8.3.3 , PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH BCA 3.8.4.2. WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

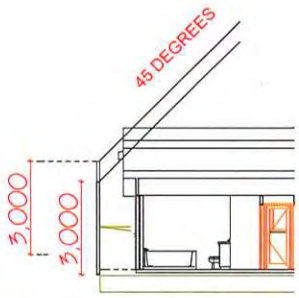
VENTILATION TO BE IN ACCORDANCE WITH BCA 3.8.5 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF, NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA, IN ACCORDANCE WITH BCA 3.8.5.2

Exhibited

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING DATE DWG 649	SPECIFICATIONS 9/1/2023 SHEET 14



UNIT 3



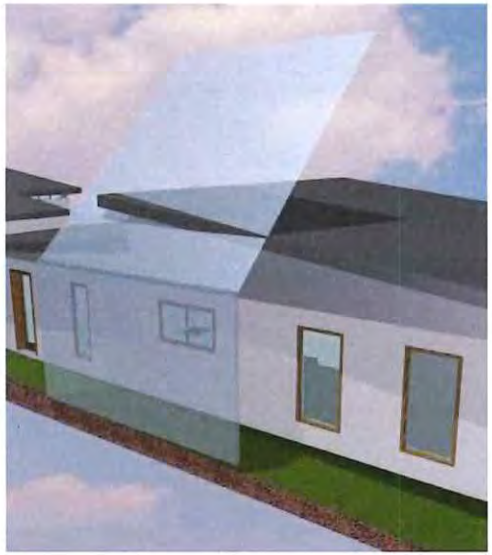
UNIT 1 AND 2

UNIT 3

WITHIN BUILDING ENVELOPE

UNIT 2

UNIT 1



Received
27.03.2023

Exhibited

ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249	PROPOSE UNITS Lot 3/19 BULWER ST, LONGFORD FOR JAMES KAINE	DRAWING	BUILDING ENVELOPE
			DATE	9/1/2023
			DWG 649	SHEET 7
			SCALE	1:100

CBM Ventures Pty Ltd
T/A Exceed Engineering
www.exceedengineering.com.au
ABN: 86 132 286 527

STORMWATER DESIGN REPORT

19 Bulwer Street, Longford

CLIENT: Kaine
PROJECT: 19 Bulwer St, Longford
JOB NO: P23001_557

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
29/03/2023	Draft	REV01	SD
06/04/2023	Revision to remove aboveground tanks from top 2 units	REV02	SD

This report has been prepared by;

Samuel Dingemanse BBus BSc MEIANZ

Liam Dingemanse BE(Civil) MIEAUST CPENG NER APEC Engineer IntPE(Aus) RPEQ GAICD

This Report has been prepared in reliance on data, surveys, analysis, designs, plans and other information provided by the client, and other individuals and organisations referenced herein. Except as otherwise stated in this report, CBM has not verified the accuracy or completeness of such data, surveys, analysis, designs, plans and other information. The passage of time, manifestation of latent conditions or impacts of future events may result in the actual contents differing from that described in this report.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third parties.

This report does not purport to provide legal advice. Readers should engage professional legal advisers for this purpose.

Exceed Engineering
51 York St, PO Box 1971
Launceston Tasmania 7250 Australia
Telephone: (03) 63326955
Email: info@exceedengineering.com.au

Contents

1 Introduction

This Stormwater Management Report has been prepared by Exceed Engineering to satisfy the Northern Midland Council's requirements for stormwater detention for the proposed new multiple dwellings at this site.

1.1 Purpose and scope

The purpose of this report is to investigate, report and provide the design of site stormwater detention to meet the requirements of the On-Site Stormwater Detention Council Policy.

As the stormwater overland flow path will be directly to the road drain on Bulwer St the report has considered the 5% AEP storm event for sizing on-site detention (OSD) and the permissible site discharge (PSD).

2 Site and development details

2.1 Pre-development site conditions

The predeveloped site is defined as the site prior to the construction of the unit/townhouse. It is developed as a driveway and single garage, presumably for the adjacent house prior to its subdivision.

The site is 1150 m^2 in area, and falls slightly to the north at approx. 3%.

2.2 Developed site conditions

The site will be developed with three units and a shared concrete driveway. The units range from 137 m^2 to 153 m^2. The total impervious area of the site will be 838 m^2.

The proposed development will increase the site imperviousness from the new roof and driveway areas. It will concentrate rainfall into the proposed piped drainage and detention system resulting in an increase of peak stormwater flows.

Received
18/04/2023

3 Stormwater design methodology

3.1 Council Policy provided limits

The Policy includes a table providing required PSD and OSD limits for a given block size and fraction impervious runoff coefficient combination:

TABLE 1: PERMISSIBLE SITE DISCHARGE (L/S) AND MINIMUM 1:20 ARI DETENTION VOLUME (M^3)

Block size (m^2)	Peak Permissible (L/s)	Fraction Impervious					
		50%	60%	70%	80%	80%	100%
100	0.879	0.20	0.29	0.38	0.48	0.58	0.70
200	1.758	0.41	0.57	0.76	0.96	1.17	1.39
300	2.636	0.61	0.86	1.13	1.43	1.75	2.09
400	3.515	0.81	1.14	1.51	1.91	2.34	2.79
500	4.394	1.02	1.43	1.89	2.39	2.92	3.48
600	5.273	1.22	1.72	2.27	2.87	3.50	4.18
700	6.151	1.42	2.00	2.65	3.34	4.09	4.87
800	7.030	1.62	2.29	3.03	3.82	4.67	5.57
900	7.909	1.83	2.58	3.40	4.30	5.25	6.27
1000	8.788	2.03	2.86	3.78	4.78	5.84	6.96
1100	9.667	2.23	3.15	4.16	5.25	6.42	7.66
1200	10.545	2.44	3.43	4.54	5.73	7.01	8.36
1300	11.424	2.64	3.72	4.92	6.21	7.59	9.05
1400	12.303	2.84	4.01	5.29	6.69	8.17	9.75
1500	13.182	3.05	4.29	5.67	7.16	8.76	10.45
2000	17.576	4.06	5.72	7.56	9.55	11.68	13.93
2500	21.970	5.08	7.16	9.45	11.94	14.60	17.41
3000	26.364	6.09	8.59	11.35	14.33	17.51	20.89
3500	30.757	7.11	10.02	13.24	16.72	20.43	24.37
4000	35.151	8.12	11.45	15.13	19.10	23.35	27.86
4500	39.545	9.14	12.88	17.02	21.49	26.27	31.34
5000	43.939	10.15	14.31	18.91	23.88	29.19	34.82
5500	48.333	11.17	15.74	20.80	26.27	32.11	38.30
6000	52.727	12.18	17.17	22.69	28.66	35.03	41.78

3.1.1 Design runoff coefficient

The runoff coefficient was calculated for the developed site as follows:

Category	Type	Area (m2)	Coefficient of Runoff
Impervious Area	Roofed Area	427	1
	Asphalt/Concrete Driveway	411	0.9
	Paved and other handstand		0.9
Pervious Area	Open Deck		0.5
	Garden/grass (from AS3500 5.4.6)	312	0.1
	Gravel or pervious paver		0.6
Undeveloped area	other		0.5
	Total site area	**1,150**	
	Input Check (has to be 0)	**0**	
	Weighted average runoff coefficient	**0.72**	

3.2 OSD design

Using 1,200 m^2 as the block area and the fraction impervious as 0.7, from the table in section 3.1 the Council Policy OSD minimum volume is **4.54 m^3.**

As the stormwater will be discharged to the road gutter via a kerb adapter, which is approximately the same level as the lowest (northern) end of the site, underground storage cannot be installed at this lowest end of the site. Thus all of the driveway cannot be connected to detention as it would not drain via gravity to the discharge point.

As such, underground detention can only be installed approximately half way up the driveway, where sufficient depth becomes available, and can thus only service the higher part of the site driveway. The two highest units will convey roof stormwater to the underground storage, while the lowest unit will have an aboveground tank storage.

The discharge orifices on the tanks have been adjusted to offset the fact that runoff on the lower access/driveway will not be altered. The detention with thus consist of:

- 4000L underground tank for top half of driveway and the top two units. This will consist of 14.2 m of DN600 blackmax storage pipe connected to a pit
- 1 x 1,500L aboveground tank on the bottom unit

3.3 PSD design

The Council Policy maximum PSD is **10.545 L/s.**

In order to achieve this PSD, the peak flow on the detained stormwater must be reduced via a discharge orifice. The table below summarises the calculation for the reduction in

peak flows required in order to meet this requirement:

	total site	driveway no detention	driveway + 2 roofs detention	1x roof	Garden /grass
Area (m2)	1150	211	490	137	312
Runoff coefficient	0.72	0.9	0.9	1	0.1
5% AEP design rainfall (mm/hr)		84	84	84	84
Peak flow (L/s)	18.67	4.44	10.29	3.20	0.73
Adjusted flow rate (L/s)	10.55	4.44	4.00	1.38	0.73

In order to reduce the top unit roofs and driveways to 4.0 L/s, using the following orifice discharge formula, the tank discharge orifices should each be 46 mm. Similarly the discharge orifice for the underground tank must also be 25 mm to reduce this flow to 1.38 L/s.

Note this is the minimum discharge orifice size for an OSD as per AS3500.3.

$$A_o = \frac{Q_{des}}{C_d\sqrt{2gH}}$$

C_d = Orifice Discharge Coefficient (0.6)

H = Depth of water above the centroid of the orifice (m)

A_o = Orifice area (m^2)

Q_{des} = Design discharge (m^3/s)

4 Maintenance requirements for system

The onsite detention and stormwater treatment system will require ongoing inspection and maintenance to ensure it is working correctly. Key inspection and maintenance requirements are below;

Item	Frequency
• General inspection of inlets and outlets for blockages and ensure OSD is working correctly. Mesh screen should be cleared and cleaned and replaced if damaged or worn. • OSD should remain empty unless rain event occurs. • All debris and blockages to be investigated and removed if OSD does not empty by itself.	Monthly
• Remove debris from roof guttering to limit debris entering OSD. • Trees dropping leaves and debris onto roof should be trimmed.	Six Monthly
• Every 10 years full inspection of OSD and components by registered plumber is required. Replacement of all elements that would not last until next inspection is required and should be included in maintenance schedule.	10 Years

5 Summary

The developed site will require onsite detention and low flow orifice to achieve the requirements of the Council's On-Site Detention Policy.

A hybrid system consisting of aboveground and underground tanks is proposed, in order to meet the Council's specified requirements for OSD volume and PSD, whilst having the constraint of limited fall between the site and the discharge point.

DWG NO.	DRAWING	REV
C100	COVER PAGE	04
C101	DRAINAGE PLAN	04
C102	LGAT STORMWATER CONNECTION DETAIL	04
C103	CIVIL DETAILS	04
C104	CIVIL NOTES	04
SCH01	WORKPLACE HEALTH & SAFETY NOTES	02
SCH02	WORKPLACE HEALTH & SAFETY NOTES	02

Received
18/04/2023

Exhibited

FOR APPROVALS

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chelwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

STORMWATER DESIGN

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	29/03/2023
02	FOR REVIEW	12/04/2023
03	FOR REVIEW	13/04/2023
04	FOR APPROVALS	18/04/2023

ISSUED BY: JNg
DRAWN BY: JNg
APPROVED BY:

COVER PAGE

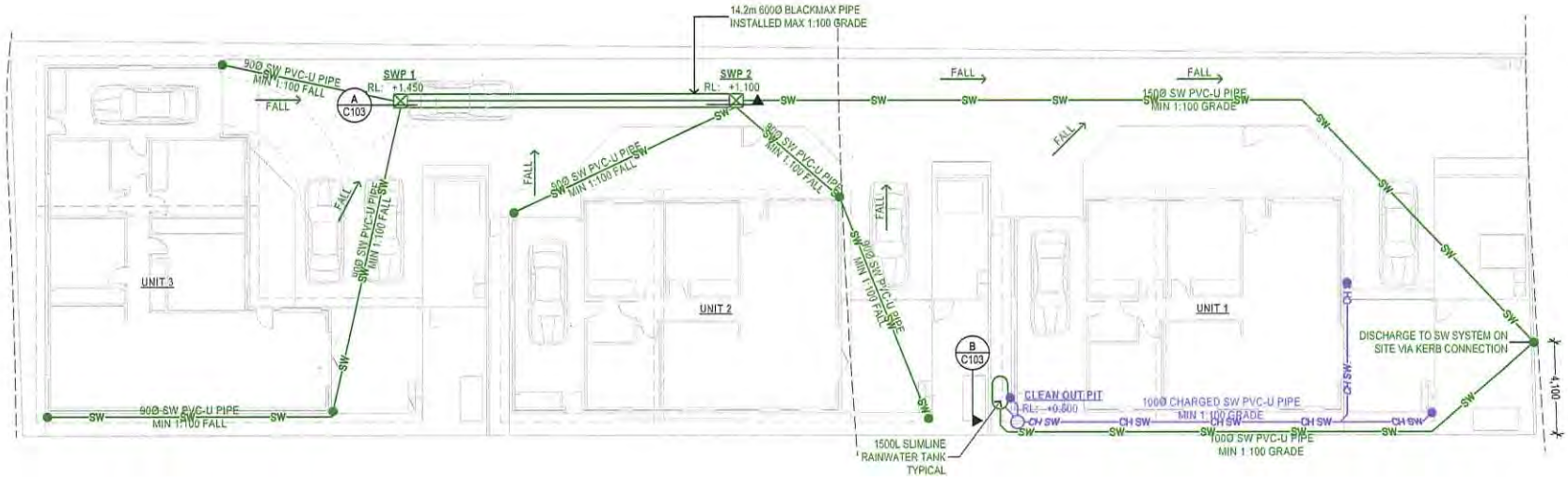
DWG: **C100** REV: **04**

PROJECT: **P23001-557**

EXCEED ENGINEERING
www.exceedengineering.com.au

C:\Bim\Local\DATA\General\Projects\P23001 Exceed Engineering\C Labour 2023\557 Kaine - Bulwer St SW\557 Kaine - Bulwer St SW.pln 18/04/2023

Received
18/04/2023



SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

EX: EXISTING
IO: INSPECTION OPENING
MH: MANHOLE
SW: STORMWATER
WM: WATER METER
—S—: NEW SEWER LINE
—EX S—: EXISTING SEWER LINE
—SW—: NEW STORMWATER
—CH SW—: CHARGED STORMWATER
—EX SW—: EXISTING STORMWATER
—W—: WATER LINE
—EX W—: EXISTING WATER LINE

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

DOWNPIPES TO BE UPVC (SHROUDED IN FINISH MATERIAL AS REQUIRED)

INSPECTION OPENINGS (IO) TO BE INSTALLED AT MAJOR BENDS IN STORM-WATER LINES AND ALL LOW POINTS IN DOWNPIPES

HEATED WATER PIPING NOT WITHIN A CONDITIONED SPACE TO BE PROPERLY INSULATED

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

HYDRAULICS PLAN
1:200

Exhibited

FOR APPROVALS

0m 2m 10m

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chelwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

STORMWATER DESIGN

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

SCALE: 1:200 (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	29/03/2023
02	FOR REVIEW	12/04/2023
03	FOR REVIEW	13/04/2023
04	FOR APPROVALS	18/04/2023

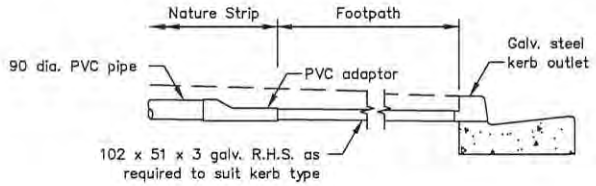
ISSUED BY: JNg
DRAWN BY: JNg
APPROVED BY:

DRAINAGE PLAN

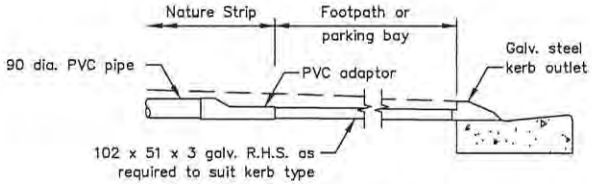
DWG: C101 REV: 04

PROJECT: P23001-557

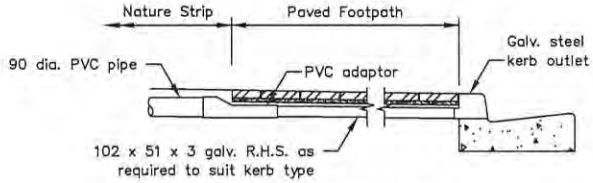
EXCEED ENGINEERING
www.exceedengineering.com.au



ASPHALT FOOTPATH / NATURE STRIP
(TYPES BK, KC AND KCS)
SCALE 1 : 25



TYPE KCM
SCALE 1 : 25



PAVED FOOTPATH
(TYPES KC AND KCS)
SCALE 1 : 25

* Refer to TSD–R11 for paving details.

STORMWATER KERB OUTLETS

KERB CONNECTION

FOR APPROVALS

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chelwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

STORMWATER DESIGN

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	29/03/2023
02	FOR REVIEW	12/04/2023
03	FOR REVIEW	13/04/2023
04	FOR APPROVALS	18/04/2023

ISSUED BY: JNg
DRAWN BY: JNg
APPROVED BY:

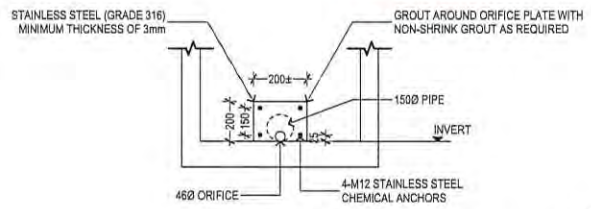
LGAT STORMWATER CONNECTION DETAIL

DWG: **C102** REV: **04**

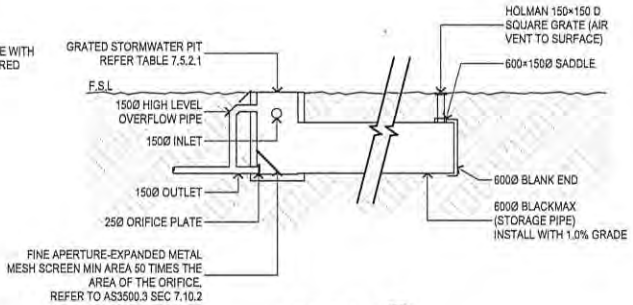
PROJECT: **P23001-557**

EXCEED ENGINEERING
www.exceedengineering.com.au

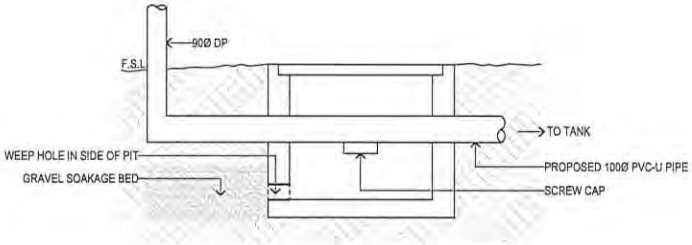
Received
18/04/2023



TYPICAL ORIFICE PLATE DETAIL
N.T.S.

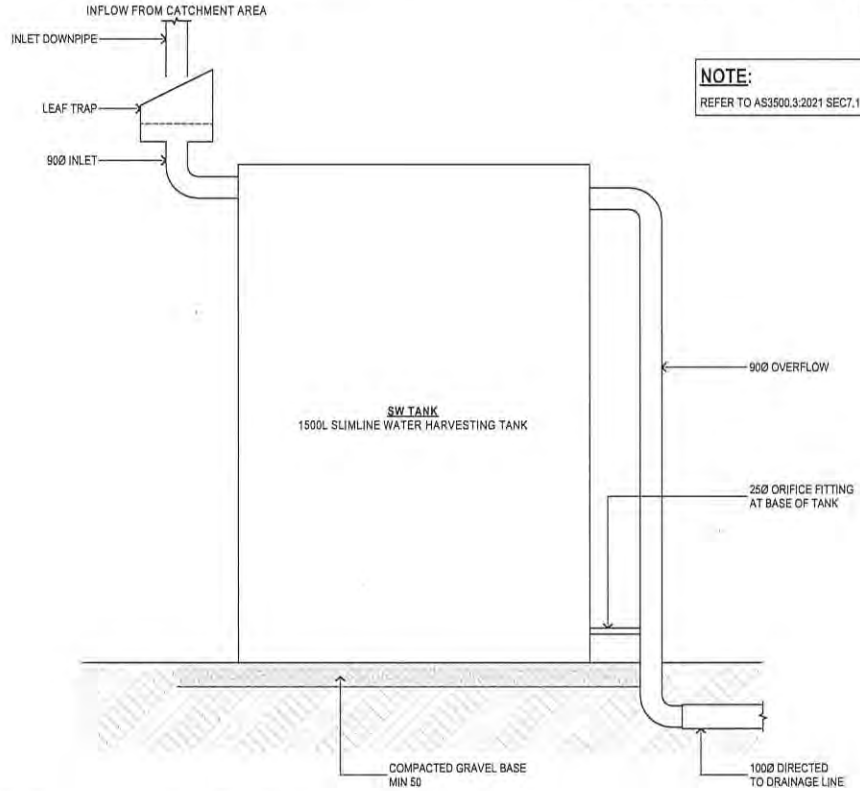


SCALE N.T.S. A C101



TYPICAL DETAIL OF CLEANING PIT (FOR CHARGED LINES)
N.T.S.

NOTE:
REFER TO AS3500.3:2021 SEC7.10.2 BELOW GROUND SYSTEMS FOR MORE DETAILS



CIVIL DETAILS SCALE 1:20 B C101

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS
AS/NZS 3500.3:2021 (TABLE 7.5.2.1)

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR		CIRCULAR
	WIDTH	LENGTH	DIAMETER
≤ 450	350	350	-
≤ 600	450	450	600
> 600 ≤ 900	600	600	900
> 900 ≤ 1200	600	900	1000
>1200	900	900	1000

MINIMUM PIPE COVER - FINISHED SURFACE TO TOP OF PIPE
AS/NZS 3500.3:2021 (TABLE 6.2.5)

LOCATION				DUCTILE IRON, GALVANIZED STEEL	PLASTICS
				MINIMUM COVER (mm)	
1	NOT SUBJECT TO VEHICULAR LOADING:				
	(a)	WITHOUT PAVEMENT IN AUSTRALIA -			
		(i)	FOR SINGLE DWELLINGS; OR	100	100
		(ii)	FOR OTHER THAN SINGLE DWELLINGS.	100	300
	(b)	WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE.		100	300
1	SUBJECT TO VEHICULAR LOADING:			100[a]	100
	(a)	OTHER THAN ROADS:			
		(i)	WITHOUT PAVEMENT.	300	450
		(ii)	WITH PAVEMENT OF -		
			(A) REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADING; OR	NIL[a]	100[a]
			(B) BRICK OR UNREINFORCED CONCRETE FOR LIGHT VEHICULAR LOADING.	NIL[a]	75[a]
	(b)	ROADS -			
		(i)	SEALED; OR	600	600
		(ii)	UNSEALED.	600	750
3	SUBJECT TO CONSTRUCTION EQUIPMENT LOADING OR IN EMBANKMENT CONDITIONS.			600	750
4	LAND ZONE FOR AGRICULTURE USE.			600	600
*	BELOW THE UNDERSIDE OF PAVEMENT.				

* FOR MORE DETAIL REFER TO AS3500.3:2021 PLUMBING AND DRAINAGE - PART 3: STORMWATER DRAINAGE

Exhibited

FOR APPROVALS

0m 200mm 1m

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chelwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

STORMWATER DESIGN
LOT 3/19 BULWER STREET, LONGFORD, TAS 7301
JAMES KAINE SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	29/03/2023
02	FOR REVIEW	12/04/2023
03	FOR REVIEW	13/04/2023
04	FOR APPROVALS	18/04/2023

ISSUED BY: JNg
DRAWN BY: JNg
APPROVED BY:

CIVIL DETAILS
DWG: C103 REV: 04
PROJECT: P23001-557

EXCEED ENGINEERING
www.exceedengineering.com.au

CIVIL NOTES

GENERAL

G1 NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

G2 NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES THE REQUIRED PROPERTIES OF THE ITEM. SIMILAR ALTERNATIVES HAVING THE REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

G3 REFER ANY DISCREPANCY TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.

G4 DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES U.N.O.

G5 THE DATUM FOR ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G6 ALL CODES REFERENCED IN THESE DOCUMENTS WILL BE THE LATEST EDITION AVAILABLE UNLESS NOTED OTHERWISE.

G7 WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.

VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.

ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

G8 THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

G9 CLEARANCE REQUIREMENTS AS FOLLOWS UNLESS NOTED OTHERWISE: - -
- GAS MAIN - 500mm HORIZONTAL; 300mm VERTICAL
- GAS HOUSE CONNECTIONS - 300mm HORIZONTAL; 150mm VERTICAL
- TELSTRA / NBN - 600mm HORIZONTAL; 150mm VERTICAL
- TASNETWORKS HV / LV CABLES - 450mm
- STORMWATER - 600mm HORIZONTAL; 150mm VERTICAL
- TASWATER SEWER MAIN - 600mm HORIZONTAL; 500mm VERTICAL

WATER SENSITIVE URBAN DESIGN / ENVIRONMENTAL

E1 CONSTRUCTION SHALL COMPLY WITH ALL ENVIRONMENTAL AND LEGISLATIVE REQUIREMENTS.

E2 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM EPA/NRM SOUTH, COMPRISING THE FOLLOWING:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE
- FACT SHEET 6: PRESERVE VEGETATION
- FACT SHEET 7: DIVERT UP-SLOPE WATER
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
- FACT SHEET 12: STABILISED SITE ACCESS -
- FACT SHEET 13: WHEEL WASH
- FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
- FACT SHEET 15: PROTECTION OF STORM WATER PITS
- FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
- FACT SHEET 17: SEDIMENT BASINS
- FACT SHEET 18: DUST CONTROL
- FACT SHEET 19: SITE RE-VEGETATION

E2 CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE AND SITE DISTURBANCE SHALL BE STAGED WHERE POSSIBLE

E4 WORK SHALL BE RESTRICTED TO THE WELL-DEFINED WORKS ZONES

E5 A SOIL RETENTION SYSTEM (E.G., GRAVEL SHAKEDOWN ZONE) SHALL BE PROVIDED AT ALL SITE ACCESS

E6 ANY SOIL MATERIAL TRACKED OFF-SITE ONTO ROADWAYS SHALL BE IMMEDIATELY REMOVED

E7 ALL CHEMICAL STORAGE SHALL BE MANAGED (E.G., BUNDED) IN ACCORDANCE WITH WORKCOVER OR EPA GUIDELINES

E8 THE EXTENT OF CUT AND FILLS SHALL BE MINIMISED. CUT AND FILL BATTER GRADES SHALL IDEALLY BE AT 1:3

E9 DISTURBED SOIL AREAS SHALL BE EFFECTIVELY MANAGED BY STAGING, MINIMISING AREA EXPOSED AT ANY ONE TIME, AND MINIMISING THE EXPOSURE TIMEFRAME OF EACH

E10 SEDIMENT FILTERS (E.G., SEDIMENT FENCE) SHALL BE USED TO FILTER ALL 'SHEET FLOW' RUNOFF FROM DISTURBED AREAS AND STOCKPILES TO PREVENT SEDIMENT FROM ENTERING STORMWATER SYSTEMS

E11 TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CATCHMENT THEY ARE SERVICING IS STABILISED (FOR GRASS THIS WILL MEAN 70% GROUNDCOVER).

E12 ALL SOIL LOADED TRUCKS LEAVING OR ENTERING THE SITE SHALL BE TARPED

E13 TOPSOIL SHALL BE RE-SPREAD OVER ALL EXPOSED SOIL SURFACES WHERE VEGETATION IS REQUIRED. A MAXIMUM DEPTH OF 50MM SHALL BE PLACED ON SLOPES STEEPER THAN 1:3 AND A MINIMUM DEPTH OF 100MM SHALL BE PLACED ON SLOPES LESS THAN 1:3

E14 AN NPK 11-34-11 FERTILISER OR SIMILAR AS APPROPRIATE SHALL BE APPLIED AT A RATE OF 200-400KG/HA. CARE IS TO BE TAKEN TO AVOID ANY FERTILISER DIRECTLY ENTERING WATERCOURSES.

E15 SCARIFYING OR DIRECT DRILLING SHOULD BE USED TO IMPROVE SEED STRIKE RATES

E16 REVEGETATION WORKS SHALL BE MAINTAINED/ENHANCED (E.G., RESEEDING, FERTILISING, WATERING) UNTIL A MINIMUM OF 70% GROUND COVER IS ESTABLISHED

E17 NO TREES TO BE REMOVED WITHOUT THE APPROVAL OF THE SUPERINTENDENT REPRESENTATIVE

E18 MINIMISE AIR POLLUTION INCLUDING DUST AND NOISE THAT MIGHT INTERFERE WITH NEIGHBOURING PROPERTIES

STORMWATER

SW1 ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2021 STORM WATER DRAINAGE.

SW2 WHERE RELEVANT, REFER TO IPWEA/LGAT TASMANIAN STANDARD DRAWINGS ISSUED MAY 2020

SW3 ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

WATER

W1 ALL WATER SUPPLY CONSTRUCTION TO:
- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION - WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2021. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

WORK HEALTH AND SAFETY

WHS1 ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH:
- RELEVANT WORK HEALTH AND SAFETY LEGISLATION
- RELEVANT SAFE WORK AUSTRALIA CODES OF PRACTICE
- SITE SPECIFIC SAFETY PLANS
- IF THE CONTRACTORS PROPOSES AN ALTERNATIVE DESIGN, A SAFETY RISK ASSESSMENT SHOULD BE UNDERTAKEN AND SUBMITTED TO THE SUPERINTENDENT FOR REVIEW

EARTHWORKS

EW1 EARTHWORKS SHALL BE IN ACCORDANCE WITH THIS SPECIFICATION AND AS 3798.

EW2 AREAS OF FILL
REMOVE TOP SOIL AND ORGANIC MATERIAL
PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
- PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

EW3 AREAS OF CUT
REMOVE TOP SOIL AND ORGANIC MATERIAL B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 100% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

ROAD WORKS

WERE RELEVANT, REFER TO IPWEA/ LGATS TASMANIAN SUBDIVISION STANDARD DRAWINGS ISSUED - MAY 2020.

SURVEY

S1 SURVEY DETAILS
THE FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:
- SURVEYOR:
- SURVEY REF:
- SURVEY DATE:
- SITE LOCATION:
- COORDINATE SYSTEM: GDA94 MGA55 - LEVEL DATUM: AHD 83
- SERVICE MARKER:

S2 PROPERTY BOUNDARY OVERLAYS, WHERE SUPPLIED, VARY IN ACCURACY BUT ARE GENERALLY TO 0.5m. THEREFORE A LAND SURVEY, AS DEFINED UNDER THE SURVEYING ACT 2002, SHOULD BE UNDERTAKEN BEFORE ANY CONSTRUCTION ACTIVITY IS CARRIED OUT ON OR NEAR THE LAND BOUNDARIES DEPICTED BY THIS MODEL.

S3 SURVEY CONTROL INFORMATION IS REGARDED AS SUITABLE FOR THE SURVEY AND CORRECT AT THE TIME OF SURVEY, BUT SHOULD BE VERIFIED BEFORE BEING USED FOR ANY PURPOSE.

S4 NO DESIGN SHOULD BE UNDERTAKEN OUTSIDE OF SURVEY EXTENTS. IF DESIGN EXCEEDS SURVEY EXTENTS, ADDITIONAL SURVEY DATA SHOULD BE ACQUIRED.

S5 UNDERGROUND SERVICES: THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY, EXCEED TAKES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION & DEPTH/ INVERT LEVEL OF ALL EXISTING UNDERGROUND SERVICES, IN CONJUNCTION WITH THE RELEVANT SERVICE AUTHORITY & ANY CONFLICTS WITH THE PROPOSED DESIGN/ PIPE ALIGNMENT ARE TO BE RESOLVED PRIOR TO CONSTRUCTION

(1 OF 1)

FOR APPROVALS

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 380 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chelwynd Road, Erina, NSW 2250
P: +613 8332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

STORMWATER DESIGN

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	28/03/2023
02	FOR REVIEW	12/04/2023
03	FOR REVIEW	13/04/2023
04	FOR APPROVALS	18/04/2023

ISSUED BY: JNg
DRAWN BY: JNg
APPROVED BY:

CIVIL NOTES

DWG: C104 REV: 04

PROJECT: P23001-557

EXCEED ENGINEERING
www.exceedengineering.com.au

Received
18/04/2023

STORMWATER DESIGN

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 360 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chetwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

PROJECT: **P23001-557**

SCH01 WORKPLACE HEALTH & SAFETY NOTES

18/04/2023

FOR APPROVALS

GENERAL

1. THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.

2. THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF THE DESIGNER.

3. ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
   - "CONSTRUCTION WORK" (CP104);
   - "HOW TO MANAGE WORK HEALTH AND SAFETY RISKS" (CP112);
   - "MANAGING THE WORK ENVIRONMENT AND FACILITIES" (CP124);
   - "SAFE DESIGN OF STRUCTURES" (CP127).

4. FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM SAFE WORK AUSTRALIA (www.safeworkaustralia.gov.au) AND THE RELEVANT STATE SAFE WORKING AUTHORITIES AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ON SITE.

5. WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED WHERE APPLICABLE, IN THE ATTACHED RISK ASSESSMENT / HAZARD IDENTIFICATION REPORTS.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.

7. TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

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

SITE ACCESS / TRAFFIC MANAGEMENT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "TRAFFIC MANAGEMENT IN WORKPLACES" STANDARD CONTROL.

2. ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD: PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. WHERE APPLICABLE, A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

3. PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

4. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

5. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

6. CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED.

WATER:

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

LIGHTING AND VENTILATION:

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

FIRE AND EMERGENCY:

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

ELECTRICAL:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES" AND "MANAGING ELECTRICAL RISKS IN THE WORKPLACE" (CP117) AND AS3012 STANDARD CONTROLS.

2. UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE ACCURATELY LOCATED AND EITHER DISCONNECTED OR ADEQUATE EXCLUSION ZONES DELINEATED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

3. OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A SIGNIFICANT RISK IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, CLEARLY IDENTIFIED EXCLUSION ZONES AND APPROACH DISTANCES SHALL BE ESTABLISHED AND MAINTAINED.

EXCAVATION

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "EXCAVATION WORK" (CP107) STANDARD CONTROL.

2. CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHALL BE PROVIDED.

3. ANY AUGERING PROCEDURES MAY CAUSE A RISK OF FALLING INTO OPEN BORES. ALL BORES THEREFORE ARE TO BE CONCRETE FILLED AS SOON AS POSSIBLE. IN THE MEANTIME, ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED.

4. THE CONTRACTOR IS TO CONSULT ANY SITE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING ANY EXCAVATION WORKS. IN THE CASE OF ANY AREAS BEING IDENTIFIED AS HAVING GROUND CONTAMINATION PRESENT, A QUALIFIED SPECIALIST CONSULTANT SHALL BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

CONSTRUCTION

FORMWORK:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "FORMWORK AND FALSEWORK" STANDARD CONTROL.

2. ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DEIGNED TO CARRY THE CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION.

3. IN-SITU FORMWORK E.G. BONDEK / CONDECK MUST BE INSTALLED TO MANUFACTURES INSTRUCTIONS AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.

4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

5. WALLS, COLUMN AND OTHER VERTICAL FORMWORK MUST BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

PRECAST PANEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "PRECAST TILT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION" AND AS3580 STANDARD CONTROLS.

2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE PANELS ARE ERECTED, THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

3. CHAIN AND SLING SETUP FOR PANELS IS TO BE CHECKED AGAINST APPROVED PANEL LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.

4. PATHWAYS OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.

5. PANEL BEARING AND LOCATING PLATES AND DOWELS ARE TO BE CHECKED FOR FINAL LOCATION.

6. PANEL PROPPING AND TEMPORARY SUPPORT MUST BE LOCATED WITH APPROVED ANCHORS AND APPROPRIATE CHECKS AND DESIGNS FOR CAPACITY, NUMBER AND CONFIGURATION OF PROPS IS TO BE CONDUCTED PRIOR TO ERECTION. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION.

STRUCTURAL STEEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WELDING PROCESSES" (CP134), "ABRASIVE BLASTING" (CP101) AND "SPRAY PAINTING AND POWDER COATING" (CP131) STANDARD CONTROLS.

Exhibited

STORMWATER DESIGN

Received
18/04/2023

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chetwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

PROJECT: **P23001-557**

SCH02 WORKPLACE HEALTH & SAFETY NOTES

18/04/2023

FOR APPROVALS

2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE THE FRAME IS ERECTED. THIS IT TO INCLUDING BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

3. CHAIN AND SLING SETUP FOR FRAMING MEMBERS IS TO BE CHECKED AGAINST APPROVED LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.

4. PATHWAYS OF OVERHEAD TRAVEL OF FRAMING MEMBERS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.5. TEMPORARY PROPPING WORK IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION. ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED, UNTIL STRUCTURE IS FULLY ERECTED AND ALL CONNECTIONS BOLTED OR WELDED TOGETHER AS REQUIRED. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PRIOR TO ERECTION.

6. SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (EG. CUTTING, WELDING, GRIT BLASTING, SPRAY PAINTING, ETC.) IS TO BE MINIMISED WHEREVER POSSIBLE. IF SITE BASED TREATMENT IS UNAVOIDABLE, ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE HAZARDS TO PERSONNEL IS TO BE PROVIDED.

7. AVOID SITE BASE HOT WORKS WHERE POSSIBLE. IF UNAVOIDABLE, SITE SPECIFIC PROCEDURES FOR HOT WORKS PERMITS ETC. ARE TO BE FOLLOWED.

WORKING AT HEIGHTS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "MANAGING THE RISK OF FALLS AT WORKPLACES" (CP122), "PREVENTING FALLS IN HOUSING CONSTRUCTION" (CP127), "SCAFFOLDS AND SCAFFOLDING WORK" AND AS1657 STANDARD CONTROLS.

2. SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.

3. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CONCRETE STRESSING:

1. CONTRACTOR IS TO ENSURE THAT CONCRETE STRENGTH MEETS REQUIRED CAPACITY AT TIME OF STRESSING.

2. RESTRICTED STRESSING AREAS ARE TO BE PROVIDED TO ALL AREAS WHERE STRESSING IS TAKING PLACED BOTH AT LIVE AND DEAD ENDS OF STRESSING DUCTS.

3. CONTRACTOR MUST ENSURE THAT AT ALL TIMES DURING STRESSING ONLY QUALIFIED AND APPROVED PERSONNEL HAVE ACCESS TO DESIGNATED STRESSING AREAS.

4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

CRANES AND OTHER MECHANICAL PLANT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "CRANES", "MANAGING THE RISKS OF PLANT IN THE WORKPLACE" (CP123), "INDUSTRIAL LIFT TRUCKS" AND AS2550 STANDARD CONTROLS.

2. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS

DEMOLITION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "DEMOLITION WORK" (CP106) STANDARD CONTROL.

2. LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.

3. DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

4. SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.

EXISTING STRUCTURAL ADEQUACY:

1. WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY SIGNIFICANT SECTION LOSS OR CORROSION OF EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.

2. ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.

3. NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

ASBESTOS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE" (CP111) AND "HOW TO SAFELY REMOVE ASBESTOS" (CP115) STANDARD CONTROLS.

2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
   - 1990 - IT MAY CONTAIN ASBESTOS;
   - 1985 - IT IS LIKELY TO CONTAIN ASBESTOS;
   EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

EXISTING COATINGS:

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

HAZARDOUS SUBSTANCES

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

POWDERED MATERIALS:

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

TREATED TIMBER:

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

VOLATILE ORGANIC COMPOUNDS:

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

SYNTHETIC MINERAL FIBRE:

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

HAZARDOUS MANUAL TASKS

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "HAZARDOUS MANUAL TASKS" (CP110) STANDARD CONTROL.

2. COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONFINED SPACES

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "CONFINED SPACES" (CP103) AND AS 2865 STANDARD CONTROLS.

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

NOISE

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

OPERATIONAL USE OF BUILDING

THE BUILDING HAS BEEN DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

STORMWATER DESIGN

Received
18/04/2023

LOT 3/19 BULWER STREET, LONGFORD, TAS 7301

JAMES KAINE

PROJECT: P23001-557

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
HBT: 1 Kyeema Place, Cambridge, TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne, VIC 3004
NSW: Impact Centre, 19 Chetwynd Road, Erina, NSW 2250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

T001 DRAWING TRANSMITTAL

18/04/2023

FOR APPROVALS

DWG NO.	DRAWING	REV	ISSUED
02	WATER SUPPLY PLAN		☐
03	TASWATER STANDARD DETAILS		☐
04	TASWATER CONNECTION DETAILS		☐
C100	COVER PAGE	04	☒
C101	DRAINAGE PLAN	04	☒
C102	LGAT STORMWATER CONNECTION DETAIL	04	☒
C103	CIVIL DETAILS	04	☒
C104	CIVIL NOTES	04	☒
S000	COVER PAGE		☐
S101	SLAB & FOOTING PLAN		☐
S102	GROUND FLOOR FRAMING PLAN		☐
S103	FIRST FLOOR FRAMING PLAN		☐
S104	ROOF FRAMING PLAN		☐
S105	SUB-FLOOR BRACING PLAN		☐
S106	GROUND FLOOR WALL BRACING PLAN		☐
S107	FIRST FLOOR WALL BRACING PLAN		☐
S108	TIE-DOWN & WALL BRACING DETAILS		☐
S109	STRUCTURAL DETAILS		☐
S110	STANDARD STRUCTURAL DETAILS		☐
S111	STANDARD STRUCTURAL DETAILS		☐
S112	CLASS P SITE DRAINAGE NOTES		☐
S113	STRUCTURAL NOTES		☐
S114	STRUCTURAL NOTES		☐
SCH01	WORKPLACE HEALTH & SAFETY NOTES	02	☒
SCH02	WORKPLACE HEALTH & SAFETY NOTES	02	☒

RECIPIENT	DATE / ISSUE FORMAT 29/03/2023	12/04/2023	13/04/2023	18/04/2023
CLIENT: JAMES KAINE	E	E	E	E
ARCHITECT / BUILDING DESIGNER: ADORN DRAFTING	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-
- / -	-	-	-	-

FORMATS: D DWG / DXF / BIMx E ELECTRONIC (PDF) H HARD COPY

ADDITIONAL ASSOCIATED DOCUMENTS	MARK	ISSUED
FORM 35 - STRUCTURAL DESIGN CERTIFICATION	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Exhibited

Received
18/04/2023

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: James Kaine *Owner name*

Address

Suburb/postcode

Designer details:

Name:	Liam Dingemanse	Category:	Civil / Structural
Business name:	Exceed Engineering	Phone No:	+613 6332 6955
Business address:	22 Cameron St, PO Box 1971		
	Launceston TAS 7250	Fax No:	N/A
Licence No:	CC5339H	Email address:	ldingemanse@exceedengineering.com.au

Details of the proposed work:

Owner/Applicant	James Kaine	Designer's project reference No.	P23001-557
Address:	3/19 Bulwer St	Lot No:	
	Longford TAS 7301		

Type of work: Building work [X] Plumbing work [ ] *(X all applicable)*

Description of work:

Civil engineering design for onsite detention and stormwater details.

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations, or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ *(X the appropriate box)*

Other details:

Exhibited

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
P23001-557 C100(rev 04); C101(rev 04); C102(rev 04); C103(rev 04); C104(rev 04)	Exceed Engineering	18/04/2023
Schedules:	Prepared by:	Date:
SCH01(rev 02); SCH02(rev 02)	Exceed Engineering	18/04/2023
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

The National Construction Code (NCC) 2019, AS1170, AS1684, AS1720, AS2870.1, AS3500, AS3600, AS3700, AS4100 & AS4600

Any other relevant documentation:

Excludes design and certification of roof trusses and associated works.

There is a requirement to construct in accordance with and adhering to drainage, compaction, maintenance and landscaping requirements noted on drawings and geotechnical reports. Failure to do this will void this certification.
Any deviation from engineering design and documentation must be checked by responsible designer to ensure design remains relevant and adequate. A failure to do this will void this certification.

Attribution as designer:

I, Liam Dingemanse, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Liam Dingemanse		18/04/2023
Licence No:	CC5339H		

Our ref: PLN-23-0042

NORTHERN MIDLANDS COUNCIL

21/03/2023

Stephen Lawes
25 Jillian St
KINGS MEADOWS 7249
By email: stephenlawes@aapt.net.au

Dear Stephen,

Additional Information Required for Planning Application PLN-23-0042
Multiple Dwellings x 3 (3 New) including Demolition of Existing Shed (Staged) at 17 Bulwer Street, Longford

Thank you for your application. The following additional information is required.

- The submitted site plan indicates fencing/privacy slats within 4.5m of the frontage. Provide a copy of fencing/screening elevations.

- The retaining wall and proposed dwellings are located within 1.5m of the side (east) and rear (south) boundaries and do not meet A3 of Clause 8.4.2. Therefore, provide a planning scheme response demonstrating compliance with P3. Please note that shadow diagrams may also need to be provided to assist in your response.

- Provide an amended site plan clearly showing and delineating an area of minimum 60m^2 of private open space for each dwelling as required under clause A1 of clause 8.4.3, or alternatively provide a planning scheme response demonstrating compliance with P1.

- Provide an amended site plan with dimensions demonstrating that the northern edge of the private open space of dwelling 2 and dwelling 3 is at least 3.0m south of the dwelling to the north of the private open space, or alternatively provide a planning scheme response demonstrating compliance with P1 of clause 8.4.4.

- Provide a written planning scheme response demonstrating compliance with P1 of clause 8.4.7 in relation to the proposed fencing within 4.5m of the frontage.

- Provide an updated site plan with the provision of one (1) Visitor Car Parking space in accordance with Table C2.1, or provide a written planning scheme response demonstrating compliance with P1.2 of clause C2.5.1.

- The subject site is located within the Longford Specific Area Plan and to meet A1 of clause NOR-S6.7.1 the residential density of multiple dwellings must be not less than 400m^2 per dwelling. Provide a written planning scheme response demonstrating compliance with P1 (a) of clause NOR-S6.7.1.

- Provide updated elevations demonstrating compliance with A1 of clause NOR-S6.7.2, or alternatively provide a written planning scheme response demonstrating compliance with P1 of clause NOR-S6.7.2.

- As wall materials are to be visible when viewed from the road, provide updated elevations and a written planning scheme response demonstrating compliance with P1 of NOR-S6.7.3, noting that Hardies Scyon Axon cladding does not appear to meet P1.

- Elevations provided do not clearly demonstrate that A1 of NOR-S6.7.4 has been met. Amended elevations are required to clearly demonstrate that window heads in all buildings are a minimum 300mm below the eaves line, noting there is no performance criteria.

- It would seem that some of the proposed new building windows will be partly visible when viewed from public spaces (particularly at an angle) and therefore a planning scheme response must be provided demonstrating compliance with P3 of NOR-S6.7.4.

- Your proposal has been referred to TasWater and Council's Works & Infrastructure Department, and should either require additional information you will be advised in due course.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0042**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

R Green

Rebecca Green
Planning Consultant

Our ref: PLN-23-0042

NORTHERN MIDLANDS COUNCIL

23/03/2023

Stephen Lawes
25 Jillian St
KINGS MEADOWS 7249
By email: stephenlawes@aapt.net.au

Dear Stephen,

Additional Information Required for Planning Application PLN-23-0042
Multiple Dwellings x 3 (3 New) including Demolition of Existing Shed (Staged) at 17 Bulwer Street, Longford

Thank you for your additional information received 22 March 2023. The following additional information remains outstanding:

- The submitted site plan indicates fencing/privacy slats within 4.5m of the frontage. Provide a copy of fencing/screening elevations. **Satisfied 22 March 2023.**

- The retaining wall and proposed dwellings are located within 1.5m of the side (east) and rear (south) boundaries and do not meet A3 of Clause 8.4.2. Therefore, provide a planning scheme response demonstrating compliance with P3. Please note that shadow diagrams may also need to be provided to assist in your response. **Partly satisfied 22 March 2023, although the retaining wall has been removed, the proposed dwellings located 1.0m from the east and south boundaries does not meet A3 of Clause 8.4.2. A written response demonstrating compliance with P3 is required.**

- Provide an amended site plan clearly showing and delineating an area of minimum 60m^2 of private open space for each dwelling as required under clause A1 of clause 8.4.3, or alternatively provide a planning scheme response demonstrating compliance with P1. **Satisfied 22 March 2023.**

- Provide an amended site plan with dimensions demonstrating that the northern edge of the private open space of dwelling 2 and dwelling 3 is at least 3.0m south of the dwelling to the north of the private open space, or alternatively provide a planning scheme response demonstrating compliance with P1 of clause 8.4.4. **Satisfied 22 March 2023.**

- Provide a written planning scheme response demonstrating compliance with P1 of clause 8.4.7 in relation to the proposed fencing within 4.5m of the frontage. **Not yet satisfied. Further justification is required to demonstrate compliance with the performance criteria, particularly subclauses (a) and (b).**

- Provide an updated site plan with the provision of one (1) Visitor Car Parking space in accordance with Table C2.1, or provide a written planning scheme response demonstrating compliance with P1.2 of clause C2.5.1. **Satisfied 22 March 2023.**

- The subject site is located within the Longford Specific Area Plan and to meet A1 of clause NOR-S6.7.1 the residential density of multiple dwellings must be not less than 400m^2 per dwelling. Provide a

written planning scheme response demonstrating compliance with P1 (a) of clause NOR-S6.7.1. **Not yet satisfied. Further justification is required to demonstrate compliance with the performance criteria, particularly subclause (a).**

- Provide updated elevations demonstrating compliance with A1 of clause NOR-S6.7.2, or alternatively provide a written planning scheme response demonstrating compliance with P1 of clause NOR-S6.7.2. **Satisfied 22 March 2023.**

- As wall materials are to be visible when viewed from the road, provide updated elevations and a written planning scheme response demonstrating compliance with P1 of NOR-S6.7.3, noting that Hardies Scyon Axon cladding does not appear to meet P1. **Not yet satisfied. Amended elevations are required to ensure that wall materials meet P1.**

- Elevations provided do not clearly demonstrate that A1 of NOR-S6.7.4 has been met. Amended elevations are required to clearly demonstrate that window heads in all buildings are a minimum 300mm below the eaves line, noting there is no performance criteria. **Not yet satisfied. The written response received 22 March 2023 details that all windows comply except for the garage window. As there is no corresponding performance criteria, all windows must meet the acceptable solution, therefore confirmation/ amended elevations are required to ensure compliance.**

- It would seem that some of the proposed new building windows will be partly visible when viewed from public spaces (particularly at an angle) and therefore a planning scheme response must be provided demonstrating compliance with P3 of NOR-S6.7.4. **Not yet satisfied. Although a 1.8m high fence is proposed around many windows, the fence is still lower than the total height of a number of windows when measured from ground level, and therefore a number of windows, or part thereof will be potentially partly visible when viewed from public spaces, over the top of the fencing. Provide a planning scheme response demonstrating compliance with P3 of NOR-S6.7.4.**

- **Council's Works & Infrastructure Department require the following additional information after reviewing your application:**

  Council's stormwater modelling indicates there are capacity issues in the downstream stormwater system. Please provide stormwater design plans and calculations prepared by a suitably qualified person on accordance with Council's onsite stormwater detention policy.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0042**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

R Green

Rebecca Green
Planning Consultant

Our ref: PLN-23-0042

NORTHERN MIDLANDS COUNCIL

4/04/2023

Stephen Lawes
25 Jillian St
KINGS MEADOWS 7249
By email: stephenlawes@aapt.net.au

Dear Stephen,

Additional Information Required for Planning Application PLN-23-0042
Multiple Dwellings x 3 (3 New) including Demolition of Existing Shed (Staged) at 17 Bulwer Street, Longford

Thank you for your additional information received 22 March 2023, 27 March 2023 and most recently information received 4 April 2023 (information emailed to Planner email and forwarded to planning@nmc.tas.gov.au on this date). The following additional information remains outstanding:

- **Council's Works & Infrastructure Department require the following additional information after reviewing your application:**

  Council's stormwater modelling indicates there are capacity issues in the downstream stormwater system. Please provide stormwater design plans and calculations prepared by a suitably qualified person on accordance with Council's onsite stormwater detention policy.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0042**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

Green

Rebecca Green
Planning Consultant

Received
22.03.2023

ADORN DRAFTING

STEPHEN LAWES

Mbl 0413 235 160
stephenlawes@aapt.net.au

ACCREDITED
BUILDING
DESIGNER
CC 4667 J
CATEGORY ABP 1

Additional Information Required for Planning Application PLN-23-0042
Multiple Dwellings x 3 (3 New) including Demolition of Existing Shed (Staged) at 17 Bulwer Street, Longford

- Fence details are now shown on site plan.
- Retaining wall has been deleted, floor level has been raised.
- Open outdoor areas have now been delineated on site plan.

- **P1 8.4.4** In relation to loss of sunlight to the open outdoor area, this will be minimal.

There is significant over all distance between the North face of unit 3 and the South face of unit 2 - and also the North face of unit 2 to and South face of unit 1, approximately 6.5 meters.

The slope of the land, rising to the South, and the fact that the rooves of the units to the North, in each case, fall away to the South will minimize any shadowing.

In fact it will not add that much more shade than the 2100 mm high fence will create.
Also, there will be ample direct sunlight from the North East in the morning and the North West in the afternoon.

- P1 8.4.7 Fence design has been added to site plan.

Received
22.03.2023

Visitor parking.

We would like to propose that allowing visitor parking to be on the street.
Its quite a wide with long distances between crossovers on both sides of the street so there is ample availability for parking in close proximity to the site.

The area that would be used to park is not likely to change over time.

Its is not a main road so would be quite safe for street parking etc.

It would be possible to decrease the area of unit 1 to allow for parking but I believe that using that are of outdoor space of for the occupants would be a much better use of the space,

Received
22.03.2023

Area of site

The area of land does fall just short of the 1200 m2 required as its only 1150 m2.
It is only just under, and I feel it is compatible with the existing developments in the area.

P1 NOR - S6.7.1

In relation to this requirement, I do not believe the roof design will detract from the existing streetscape.

Several other houses in the street have gables facing the sides with a sloping plane toward the street. some in metal.

The front unit , most visible, is a significant distance from the front boundary, approximately 8.5 meters

While its not quite a traditional roof as shown in the diagrams in Figure NOR- S6.7.2 A1,
the split roof it is quite some distance from the front and not overly visible.

P1 NOR - S6.7.3

In regards to cladding, there is only a small portion of the walls that are not brick veneer.
If the vertical cladding is deemed unacceptable, we could change it to a cement weatherboard product if necessary.

P1 NOR - S6.7.4

All windows , other than the garage window, are more than 300 mm from the eaves.

1.8 meter high fences have been added to units 1 and 2.

Yours Sincerely
Stephen Lawes

Rosemary Jones

From: Stephen lawes <stephenlawes@aapt.net.au>
Sent: Monday, 6 March 2023 6:11 PM
To: NMC Planning
Subject: (ECM:1287744) RE: Fees Payable - PLN23-0042
Attachments: 19 Bulwer St _ Pg 2 Site plan.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Karen,

my client would like to stage the development.
What notes will I need to add to the plans to clarify this ?
Will this be adequate ?

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Monday, March 6, 2023 9:50 AM
To: stephenlawes@aapt.net.au
Subject: Fees Payable - PLN23-0042

Good morning

Please find attached fees payable for your planning application PLN23-0042 for 17 Bulwer St Longford.

Kind regards
Karen

Karen Jenkins
Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au
NORTHERN MIDLANDS COUNCIL
Tasmania's Historic Heart
employer of choice

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0042		**Council notice date**	20/03/2023
TasWater details				
TasWater Reference No.	TWDA 2023/00352-NMC		**Date of response**	22/03/2023
TasWater Contact	Rachael Towns	**Phone No.**	0436 615 228	
Response issued to				
Council name	NORTHERN MIDLANDS COUNCIL			
Contact details	Planning@nmc.tas.gov.au			
Development details				
Address	17 BULWER ST, LONGFORD		**Property ID (PID)**	9186175
Description of development	Multiple Dwellings x 3 including Demolition of Existing Shed - Staged			

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Adorn Drafting	Dwg 649 Sheet 2		09/01/2023

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. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

DEVELOPMENT ASSESSMENT FEES

3. The applicant or landowner as the case may be, must pay a development assessment fee of $376.68 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

   The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-

application-form

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.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) 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.

(c) 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.

TasWater Contact Details

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

16 Lewis Street,
Longford,
Tasmania, 7301.

To the General Manager, NMC. Reference number PLN-23-0042.

Dear Sir,

I recently received notice of a planning application for three new units that have been proposed to be placed on a block at 17 Bulwer Street, Longford. The said block is directly behind my block. I don't have any issues with that at this moment, but what I would like to know, firstly, is why the council puts in new kerbing and guttering before a planning application is made for any new buildings? Has a decision already been made for the applicant to go ahead with the construction of these three units. (The downloaded paperwork has two addresses on it, one for 17 Bulwer, and another for 19 Bulwer? I believe the block had been subdivided previously) The council never sends an representatives to nearby residents for consultation, and no one I know of has ever spoken to the person who has put in the planning application.
Secondly, within an area of less than 300 square metres there are presently 35 units in Lewis Street, Tasmania Street and Bulwer Street, with another 5 to be built. (Two at 20 Lewis, and the 3 at 17 Bulwer Street). Good luck to the Refuse truck drivers try to navigate all those rubbish bins. As an example just look at 15 Lewis Street, 18 units = 36 bins on the street every second Thursday, all about 300mm apart. I have seen the truck driver get out to make room for the arm to pick up the bins. Some of the bins stay out for over a week?

From previous experience it is a waste of time going to a NMC meeting, as decisions on new planning applications have already been decided prior to that particular meeting. I noticed on the card that was sent to me that I 'may appeal if I disagree with the Council's decision'. I will have to look that up one day.

One more thing: regarding footpaths in Longford. In most streets south of High Street that run in an East/ West direction, hardly anyone walks on a footpath, they use the street. Joggers, walkers, dog walkers, pram pushers, everyone walks on the street.

John Denne,

Exhibited

This planning application is open for public comment until 09 May 2023

This application is being assessed under the Tasmanian Planning Scheme - Northern Midlands

Reference no	**PLN-23-0057**
Site	**21 UNION STREET LONGFORD**
Proposed Development	**Multiple Dwellings (1 Existing, 1 New) and New Shed Including Demolition of Existing Outbuildings (C9.0 Attenuation, C6.0 Local Historic Heritage - Local Heritage Precinct, Longford SAP)**
Zone	**8.0 General Residential - S6.0 Longford Specific Area Plan, C9.0 Attenuation, C6.0 Local Historic Heritage - Local Heritage Precinct, C16.0 Safeguarding of Airports - Obstacle Limitation Area**
Use class	**Residential – Multiple Dwellings**
Development Status	**Discretionary**

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Exhibited

PLANNING APPLICATION

Proposal

Description of proposal: Proposed demolition of existing shed + minor outbuildings, proposed multiple dwellings (1 new, 1 existing) and new proprietary shed

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 21 Union Street, Longford

CT no: 36636/26

Estimated cost of project $ 420 000 *(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 residential single dwelling

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

please refer to attached planning response

(attach additional sheets if necessary)

Is any signage required? no
(if yes, provide details)

the LIST

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Exhibited

Tasmanian Government

APPROVED 16 AUG 1988 RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM CONV. 63/9172	REGISTERED NUMBER D.36636
FILE NUMBER Y.9130	GRANTEE PART OF 40-1-28 GTD TO WILLIAM MASON	DRAWN P.PAGE 5-8-1988

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY~~/TOWN OF LONGFORD
~~LAND DISTRICT OF~~
~~PARISH OF~~
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES.

PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD

J & N KABAK

PD22076

PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LANDSCAPING PLAN
04	LOCALITY PLAN
05	TURNING CIRCLES
06	SHADOW DIAGRAMS
07	FLOOR PLAN
08	DOOR AND WINDOW SCHEDULES
09	ELEVATIONS
10	ELEVATIONS
11	ROOF PLAN
12	SHED PLANS & ELEVATIONS
13	PERSPECTIVES
14	PERSPECTIVES

UNIT 2 ALFRESCO AREA	7.51	m2	(0.81	SQUARES)
UNIT 2 FLOOR AREA	110.82	m2	(11.92	SQUARES)
UNIT 2 GARAGE AREA	38.18	m2	(4.11	SQUARES)
UNIT 2 PORCH	1.85	m2	(0.20	SQUARES)
UNIT TOTAL AREA	158.36		17.03	
PROPRIETARY SHED AREA	36	m2	(3.88	SQUARES)

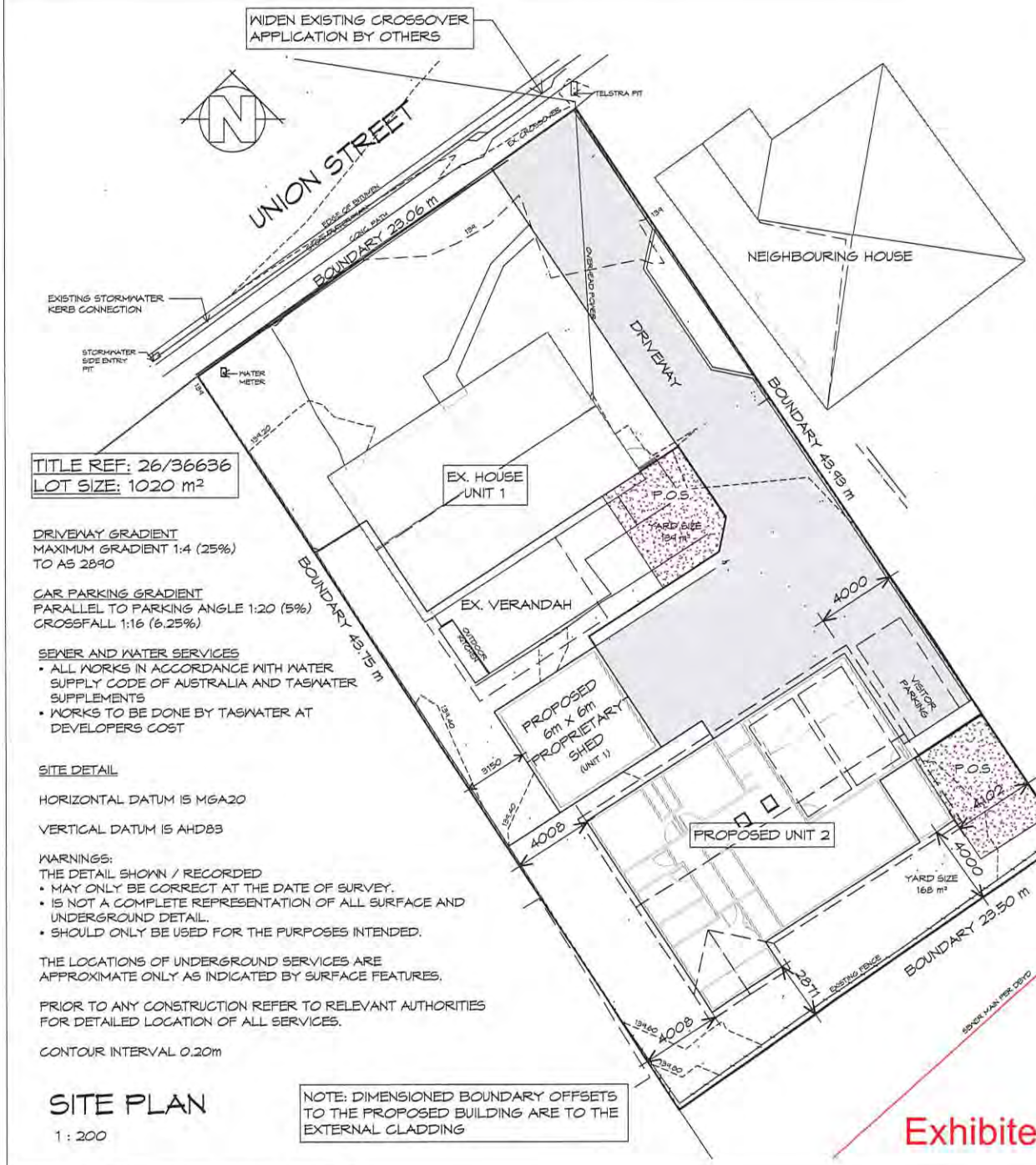
Exhibited

Received
14/04/2023

Prime Design
your build, your way

10 Goodman Court , Invermay Launceston 7248
p(l) +03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+03 6228 4575
info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

FEBRUARY 2023



DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

SITE DETAIL

HORIZONTAL DATUM IS MGA20

VERTICAL DATUM IS AHD83

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

SITE PLAN
1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING

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 UNLESS OTHERWISE NOTED
- 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.

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 330m2 /SITE AREA 1019m3 = 0.324
TOTAL SITE COVERAGE 32.4%

PRIVATE OPEN SPACE
24m2 MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

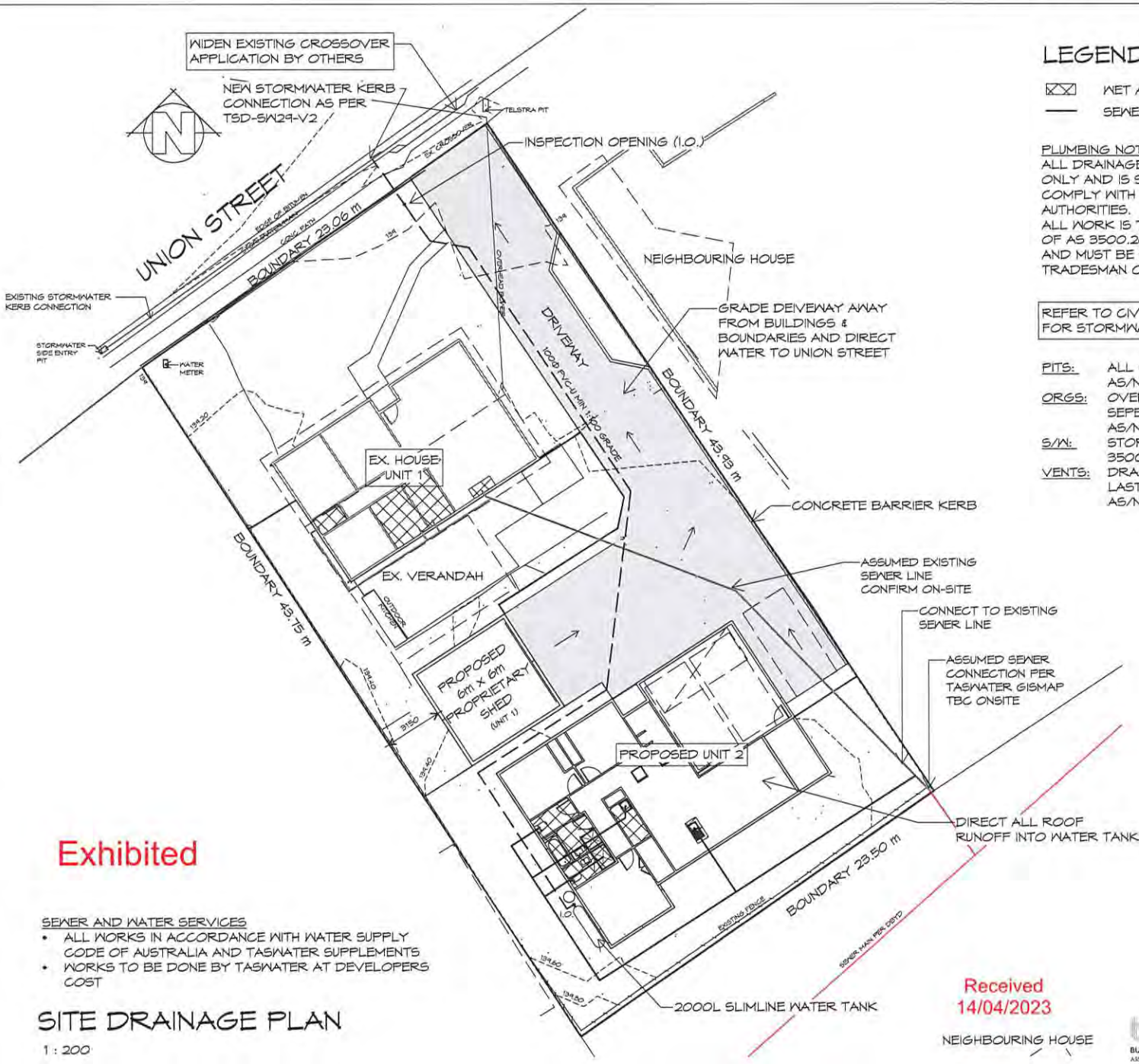
Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD
Client name:
J & N KABAK

Drawing:
SITE PLAN

Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 200
Project/Drawing no:	Revision:
PD22076 -01	06

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



Exhibited

LEGEND

WET AREAS

SEWER LINE

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2018 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

REFER TO CIVIL ENGINEERS DRAWINGS FOR STORMWATER DESIGN

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2018 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2018 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2018 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2018 PART 2

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

SITE DRAINAGE PLAN

1 : 200

Received 14/04/2023

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
Client name:
J & N KABAK

Drawing:
SITE DRAINAGE PLAN

Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	As indicated
Project/Drawing no:	Revision:
PD22076 -02	06

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- PROPOSED SHRUB - Ss
- PROPOSED GROUNDCOVER/GRASS - Sa
- LAWN
- MULCH OR GRAVEL GARDEN BED
- CP. CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LB. LETTER BOX
- WASTE STORAGE 1.5m2
- GT GATE
- FN FENCE 1.8m HIGH
- KB KERB
- CL CLOTHES LINES - FLOOR MOUNT

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Exhibited

LANDSCAPING PLAN

1 : 200

Received
14/04/2023

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
Client name:
J & N KABAK

Drawing:
LANDSCAPING PLAN

Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 200
Project/Drawing no:	Revision:
PD22076 -03	06

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY,** THEREFORE **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.

Exhibited

Received
14/04/2023

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD

Client name:
J & N KABAK

Drafted by: B.P.
Approved by: B.P.

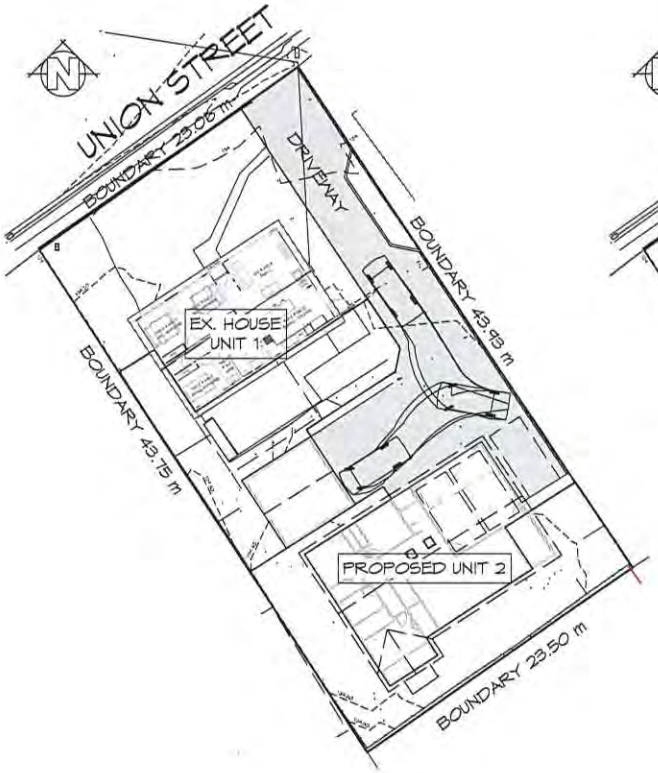
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

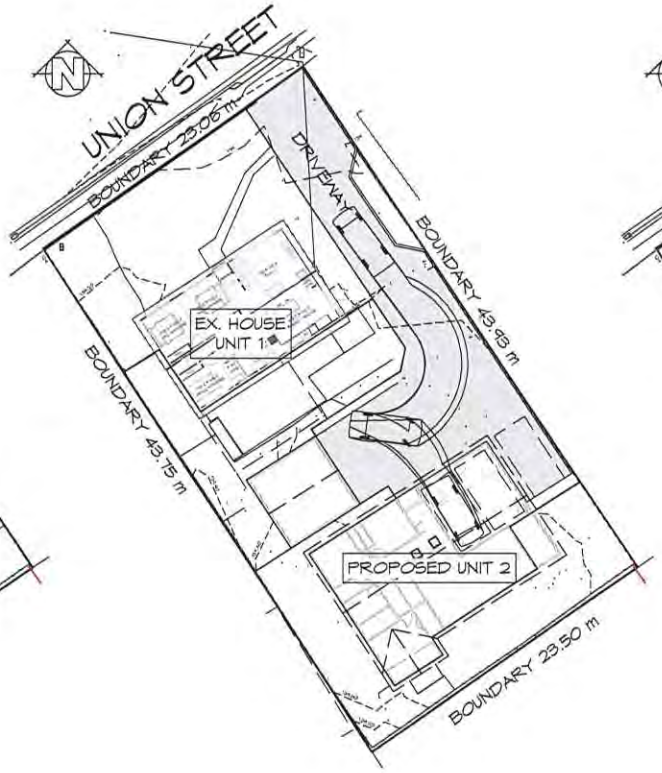
Drawing:
LOCALITY PLAN

Date: 31-03-2023
Scale: 1 : 2000

Project/Drawing no: PD22076 -04
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A





TURNING CIRCLES
1 : 350

NOTE: DO NOT SCALE OFF DRAWINGS

Exhibited

Received
14/04/2023

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE
DWELLINGS
21 UNION STREET,
LONGFORD

Client name:
J & N KABAK

Drafted by: B.P.
Approved by: B.P.

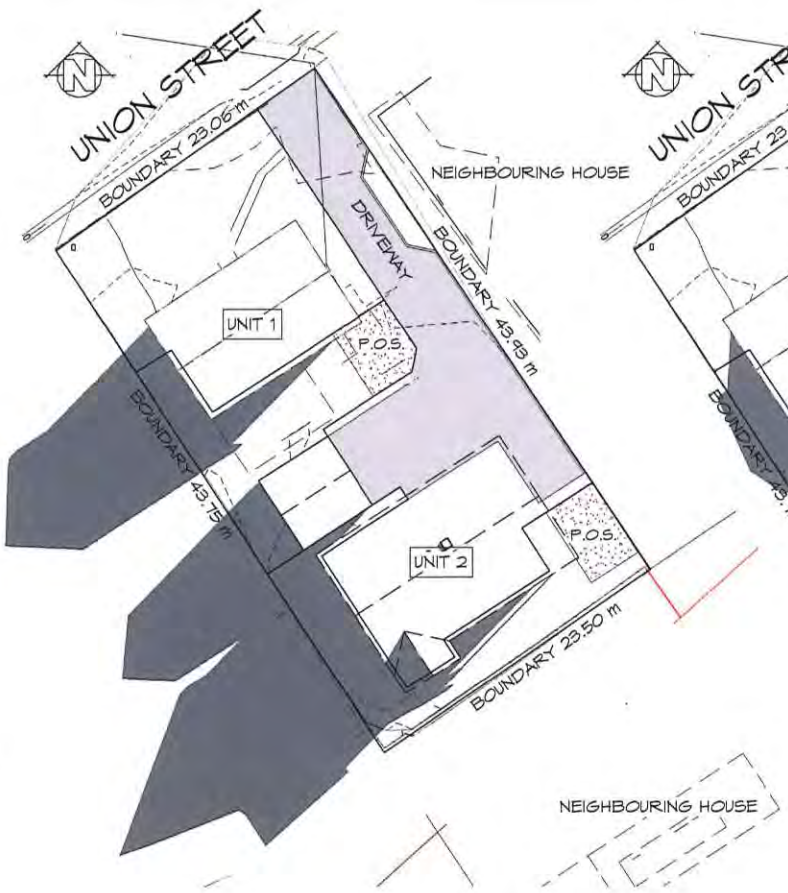
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
TURNING CIRCLES

Date: 31-03-2023
Scale: 1 : 350

Project/Drawing no: PD22076 -05
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 09:00

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12:00

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 15:00

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SHADOW DIAGRAMS

1 : 350

Exhibited

Received
14/04/2023

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD

Client name:
J & N KABAK

Drafted by: B.P.
Approved by: Approver

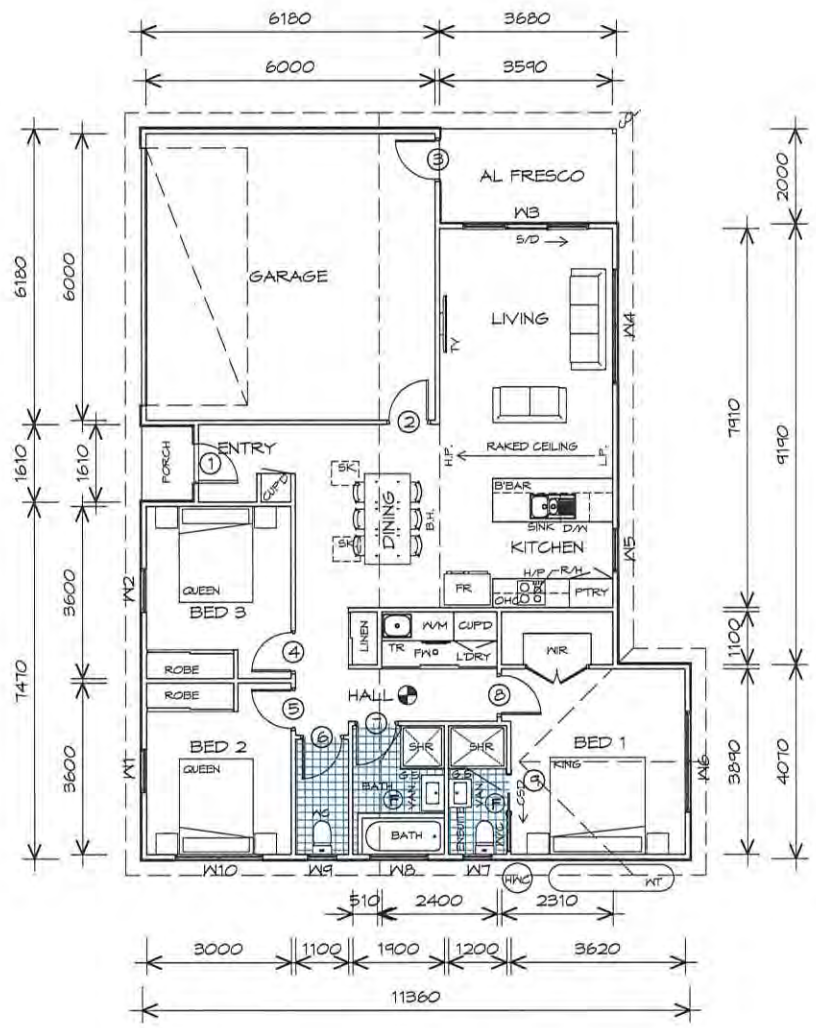
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
SHADOW DIAGRAMS

Date: 31-03-2023
Scale: 1 : 350

Project/Drawing no: PD22076 -06
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FWN FLOOR WASTE
- SK SKYLIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- HWC HOT WATER CYLINDER
- COL 90X5.0 SHS COLUMN TO ENGINEERS SPEC
- WT 2000L WATER TANK

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100

UNIT 2 ALFRESCO AREA	7.51	m2	(0.81	SQUARES)
UNIT 2 FLOOR AREA	110.82	m2	(11.92	SQUARES)
UNIT 2 GARAGE AREA	38.18	m2	(4.11	SQUARES)
UNIT 2 PORCH	1.85	m2	(0.20	SQUARES)
UNIT TOTAL AREA	158.36		17.03	

Exhibited

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

Received
14/04/2023

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
Client name:
J & N KABAK

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 100
Project/Drawing no:	Revision:
PD22076 -07	06

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL ENTRY DOOR	OPAQUE
2	820	INTERNAL TIMBER DOOR	
3	820	EXTERNAL SOLID 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	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	2100	2610	SLIDING DOOR	
W4	600	2410	AWNING WINDOW	
W5	1800	910	AWNING WINDOW	
W6	1500	2110	AWNING WINDOW	
W7	900	610	AWNING WINDOW	OPAQUE
W8	900	1210	AWNING WINDOW	OPAQUE
W9	900	610	AWNING WINDOW	OPAQUE
W10	900	1810	AWNING WINDOW	

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

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Exhibited

Received
14/04/2023

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD

Client name:
J & N KABAK

Drafted by: B.P.
Approved by: B.P.

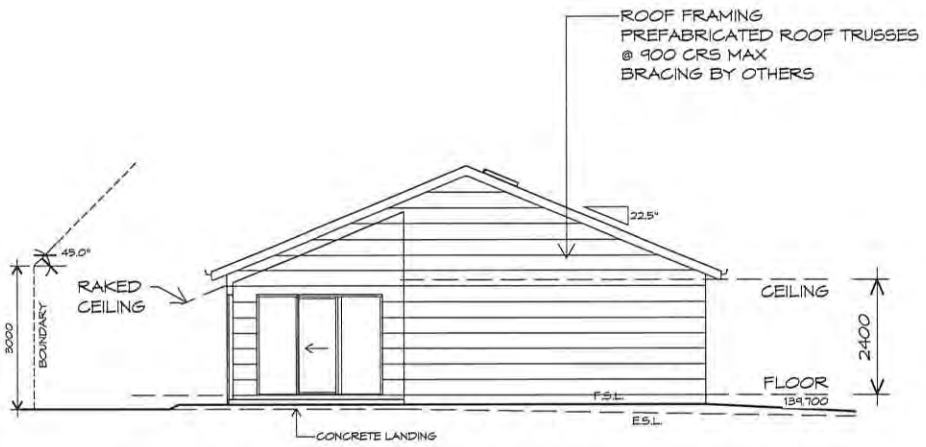
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 31-03-2023
Scale:

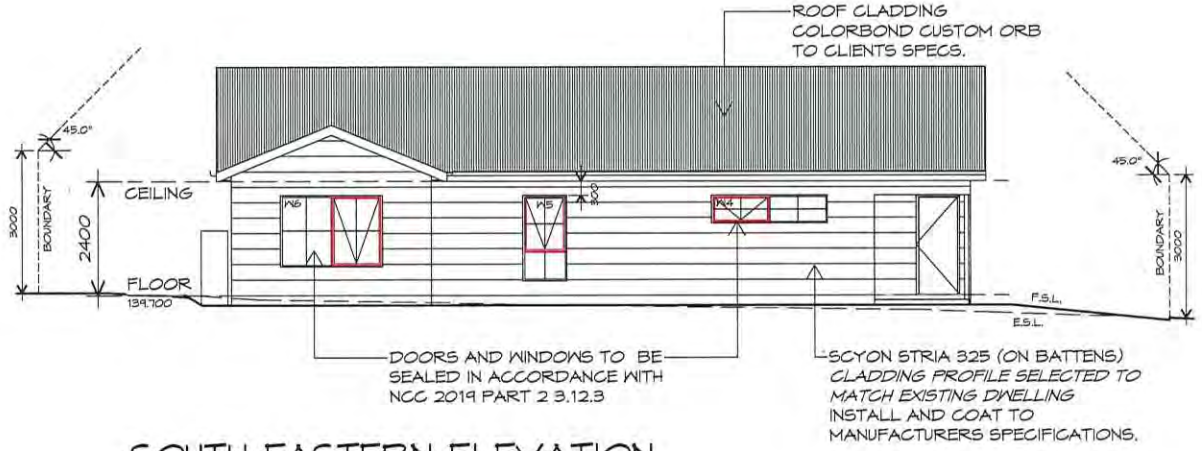
Project/Drawing no: PD22076 -08
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

Exhibited

Received
14/04/2023

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD

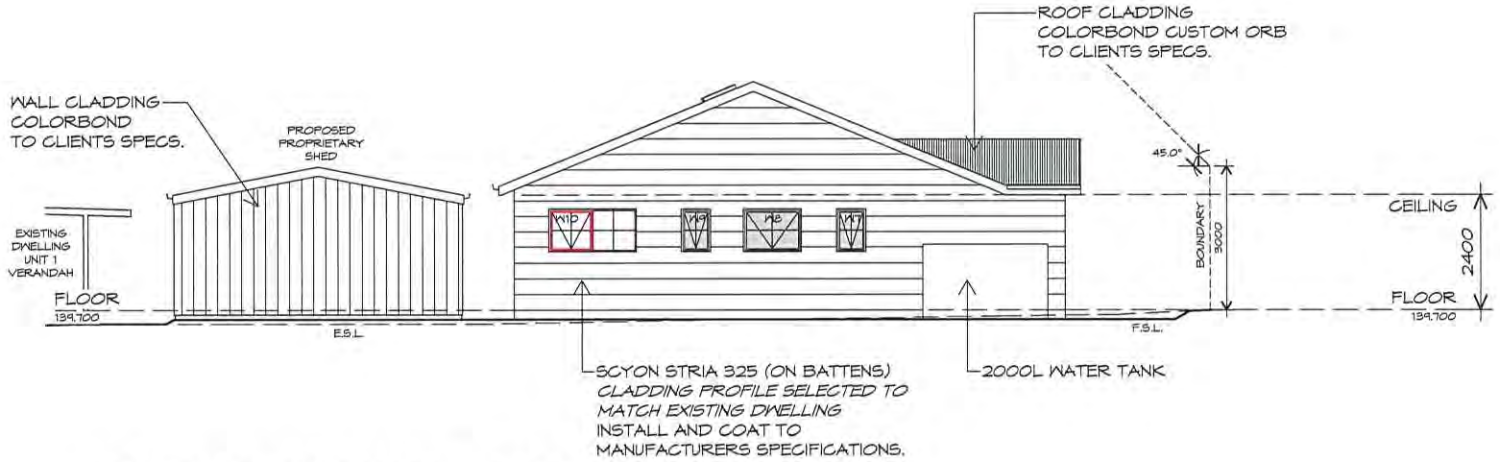
Client name:
J & N KABAK

Drawing:
ELEVATIONS

Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 100
Project/Drawing no:	Revision:
PD22076 -09	06

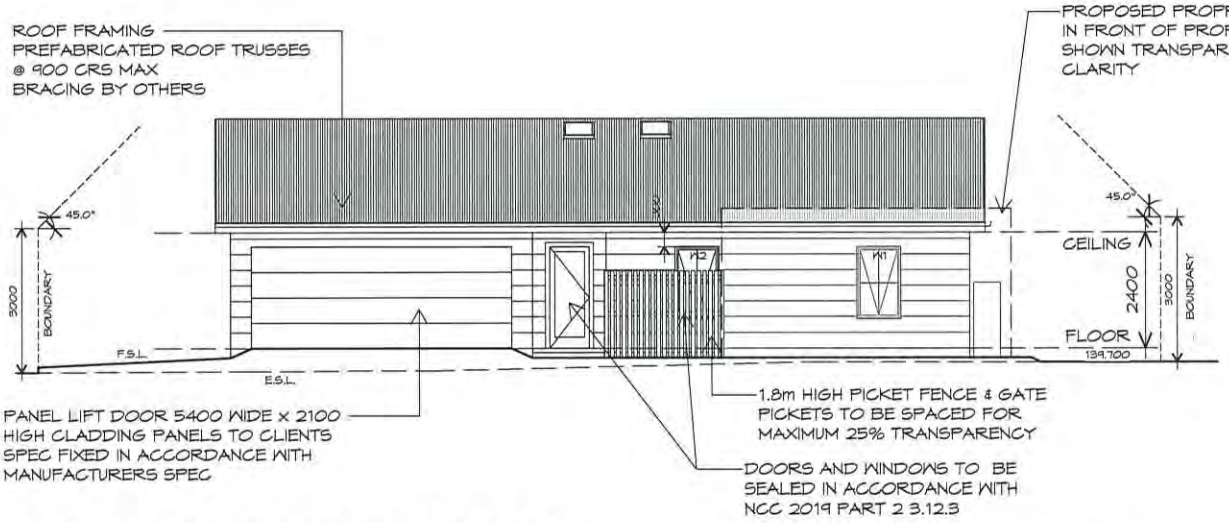
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



SOUTH WESTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

Exhibited

Received
14/04/2023

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

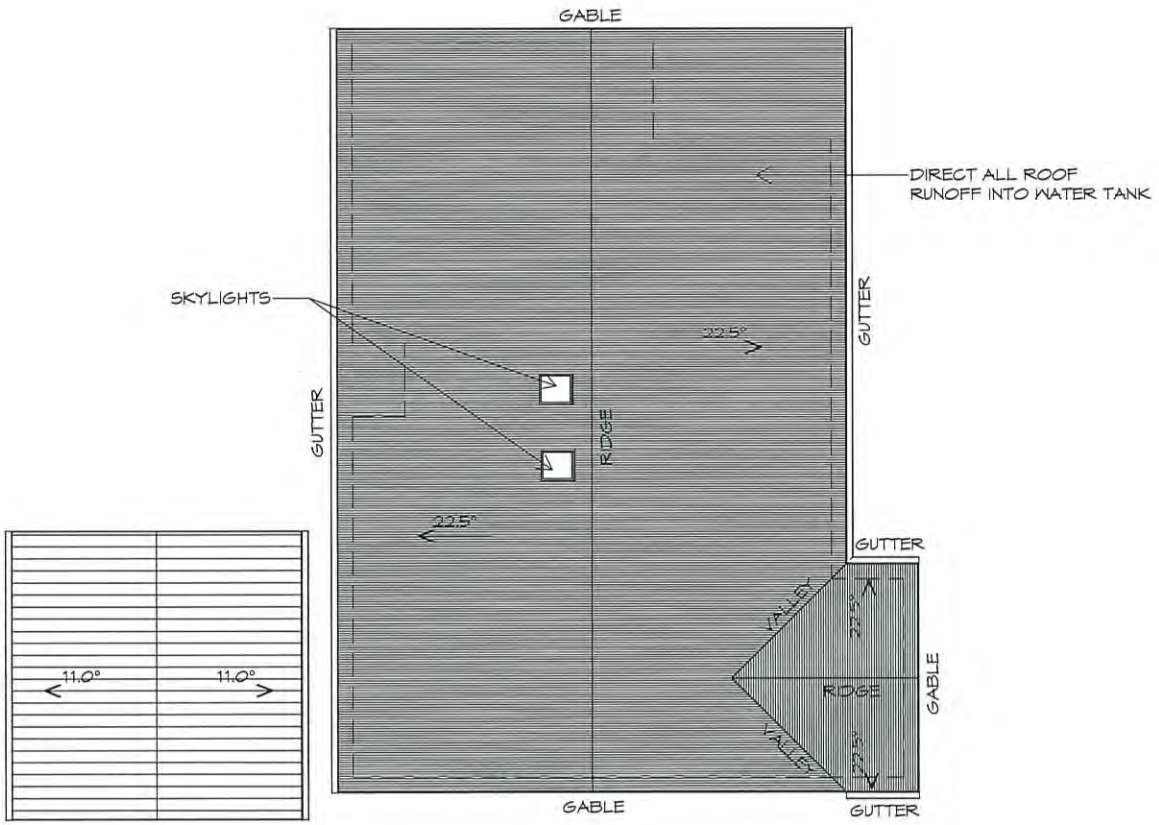
Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD
Client name:
J & N KABAK

Drawing:
ELEVATIONS

Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 100
Project/Drawing no:	Revision:
PD22076 -10	06

Accredited building practitioner: Frank Geskus -No CC246A

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



ROOF PLAN

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD

Client name:
J & N KABAK

Drawing:
ROOF PLAN

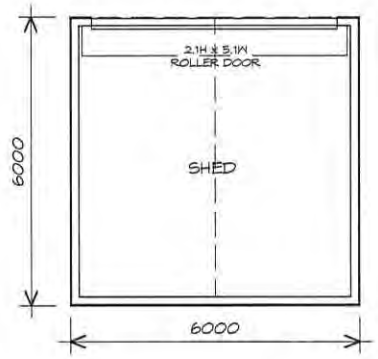
Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 100
Project/Drawing no:	Revision:
PD22076 -11	06

Accredited building practitioner: Frank Geskus -No CC246A

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

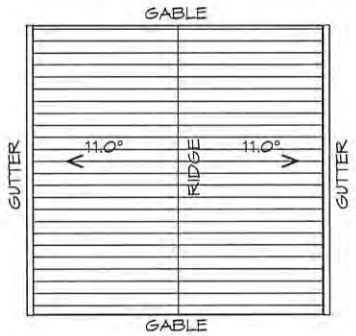
Exhibited

Received
14/04/2023



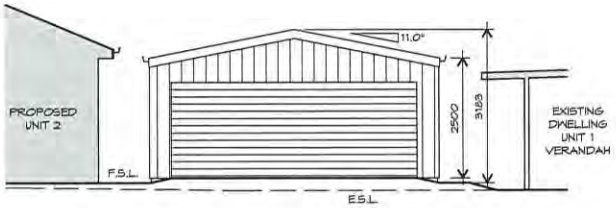
SHED FLOOR PLAN

1 : 100



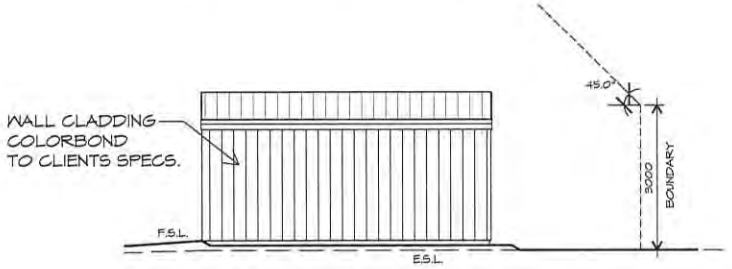
SHED ROOF PLAN

1 : 100



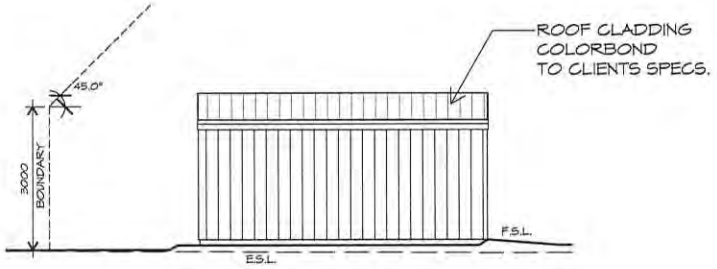
SHED NORTH EASTERN ELEVATION

1 : 100



SHED NORTH WESTERN ELEVATION

1 : 100



SHED SOUTH EASTERN ELEVATION

1 : 100

PLEASE REFER TO PROPOSED UNIT 2 SOUTH WESTERN ELEVATION FOR PROPOSED SHED SOUTH WESTERN ELEVATION

Received
14/04/2023

Exhibited

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(li)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET,
LONGFORD
Client name:
J & N KABAK

Drawing:
SHED PLANS & ELEVATIONS

Drafted by:	Approved by:
B.P.	Approver
Date:	Scale:
31-03-2023	1 : 100
Project/Drawing no:	Revision:
PD22076 -12	06

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

Exhibited

Received
14/04/2023

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD

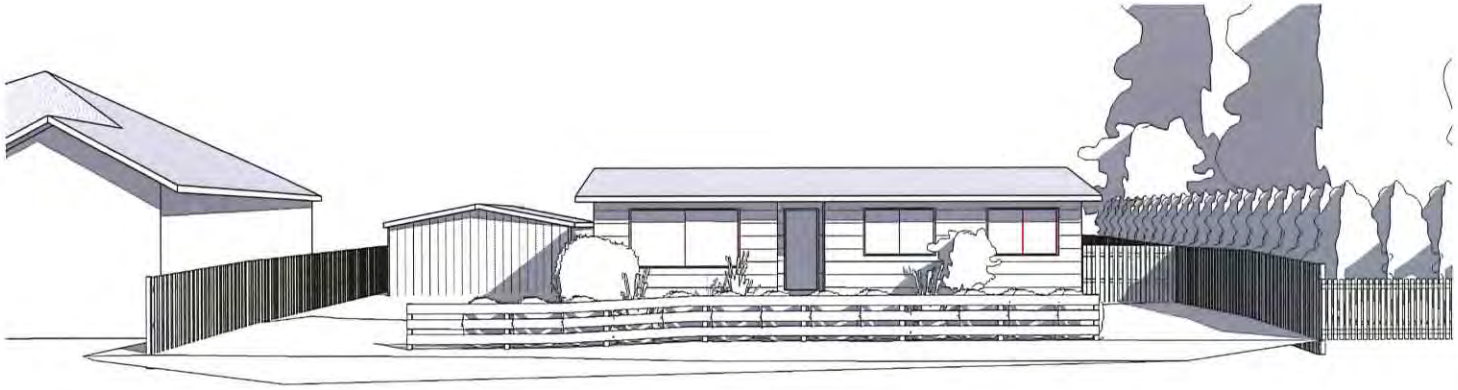
Client name:
J & N KABAK

Drawing:
PERSPECTIVES

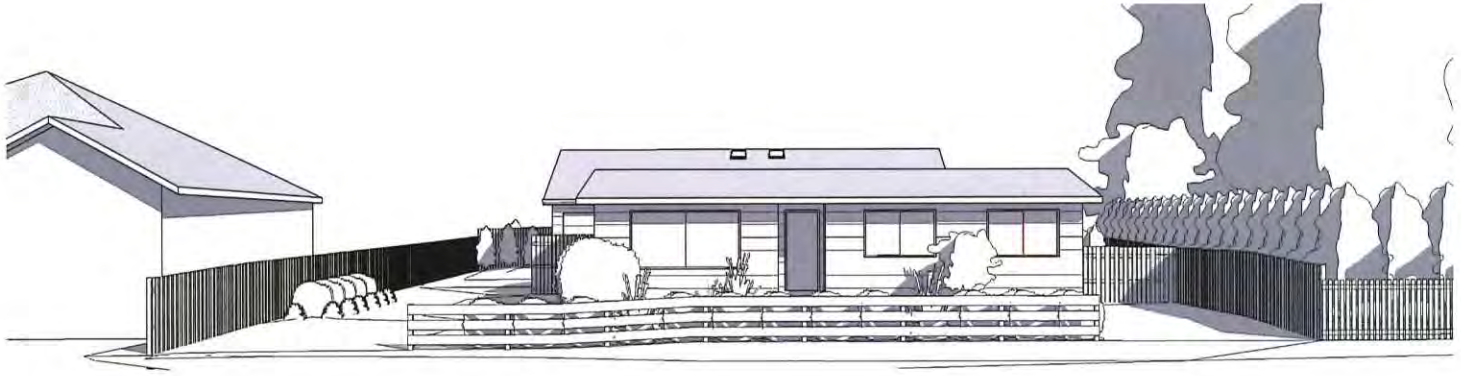
Drafted by:	Approved by:
B.P.	B.P.
Date:	Scale:
31-03-2023	1 : 1
Project/Drawing no:	Revision:
PD22076 -13	06

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



EXISTING STREET VIEW



PROPOSED STREET VIEW

Exhibited

Received
14/04/2023

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
Client name:
J & N KABAK

Drawing:
PERSPECTIVES

Drafted by:	Approved by:
B.P.	Approver
Date:	Scale:
31-03-2023	
Project/Drawing no:	Revision:
PD22076 -14	06

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

Exhibited

Prime Design
your build, your way

3 April 2023

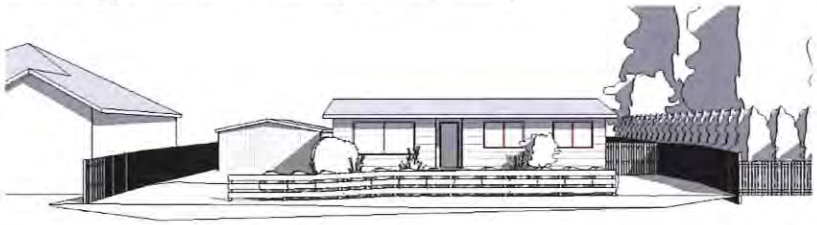
Northern Midlands Council
13 Smith Street,
Longford
TAS 7301

Dear Planner,

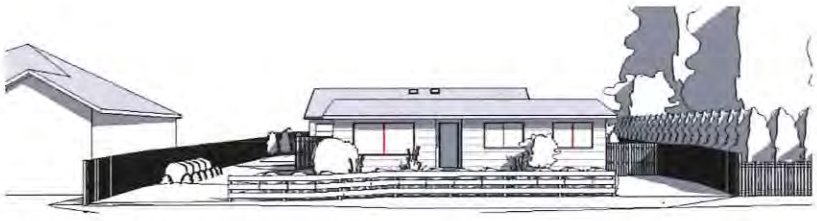
Re: Proposed multiple dwellings at 21 Union Street, Longford

The subject site at 21 Union Street, Longford (Title Reference: 36636/26, PID: 6737492) is the location of an existing dwelling constructed in 1977. The existing 96m2 dwelling has a low pitched corrugated iron gable roof, horizontal weatherboard cladding with shingle cladding extending from ceiling height up into the gable. At the rear of the existing dwelling is a more recent timber framed and polycarbonate attached pergola and to the left of the dwelling is a steel clad double car shed.

The proposed development is for change of use from single dwelling to multiple dwellings with a new 3 bedroom unit and new proprietary shed behind the existing dwelling. The proposed shed is to be allocated to the existing dwelling, being Unit 1, for parking and is setback 3.15m from the side boundary maintaining the existing side setback of the existing dwelling. The proposed new Unit 2 has been designed to be complimentary to the heritage precinct with layout, colours, profiles and materials proposed to be sympathetic to the existing dwelling, the neighbouring properties and the heritage precinct. The proposed Unit 2 is setback no less than 4m from both side boundaries and more than 2.8m from the rear boundary for the length of 4.2m and greater than 4m for the remainder. The setback from the side and rear boundaries provides opportunities for landscaping and planting.



EXISTING STREET VIEW



PROPOSED STREET VIEW

ABN 63 111 803 948 | 10 Goodman Court Invermay, Launceston | Shop 9, 105-111 Main Road Moonah, TAS | p+(l) 03 6332 3790 | p+(l) 03 6228 4575 | info@primedesigntas.com.au | primedesigntas.com.au

Exhibited

8.0 General Residential Zone

8.4.1 Residential density for multiple dwellings

A1 Complies
The proposed development has a density of one dwelling per 509.5m2

8.4.2 Setbacks and building envelope for all dwellings

A1 Complies
The proposed development is located behind the existing dwelling with the closest proposed building being the shed located 22.2m from the frontage.

A2 Complies
Refer to response to A1

A3 Complies
The proposed buildings are wholly contained within the building envelope and have the nearest setbacks of 3.15m to the side boundary and 2.87m to the rear boundary.

8.4.3 Site coverage and private open space for all dwellings

A1 Complies
The proposed site coverage of the proposal is 32.4% with total building footprint of 330m2.
Both units are provided with a private open space greater than 60m2. Unit 1 is provided with 136m2 and Unit 2 with 168m2 of private open space.

A2 Complies
Both units are provided with a 24m2 area of private open space to the East that has a minimum horizontal dimension of 4m and a gradient not steeper than 1:10.

8.4.4 Sunlight to private open space of multiple dwellings

A1 Complies
The private open spaces of both units are located to the east and receive greater than 3 hours of sunlight to at least 50% of the private open space between 9am and 3pm on the 21st June.
Please refer to Shadow Diagrams on Page 06

8.4.5 Width of openings for garages and carports for all dwellings

A1 N/A
No proposed garages or carports within 12m of the primary frontage

8.4.6 Privacy for all dwellings

A1 N/A
No proposed balcony, deck, roof terrace, parking space, or carport with a finished surface or floor level more than 1m above existing ground level.

A2 N/A
The proposed dwelling does not have a floor level more than 1m above existing ground level.

A3 Complies
The shared driveway and parking spaces are separated and screened from a window or glazed door to the dwellings.
The shared driveway is no less than 2.7m from Unit 1 (existing dwelling).

The shared driveway is no less than 1m from windows and glazed doors of Unit 2. Window 2 is screened by a 1.8m high picket fence and gate with the pickets spaced for maximum 25% transparency. Door 1 is to have obscure glazing.

8.4.7 Frontage fences for all dwellings

A1 N/A

No new frontage fence proposed

8.4.8 Waste storage for multiple dwellings

A1 Complies

Each unit is provided with an exclusive use 1.5m2 storage area for waste and recycling bins that is are located behind the setback of Unit 1.

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

A1 Complies

The proposed development is provided with a total of 5 parking spaces as per Table C2.1.

Unit 1 – 2 parking spaces (shed)
Unit 2 – 2 parking spaces (garage)
Visitor – 1 parking space

C2.5.2 Motorcycle parking numbers

A1 Complies

No bicycle parking spaces are provided per requirements of Table C2.1

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

A1 N/A

The proposed use is residential

C2.6.1 Construction of parking areas

A1 Complies

Parking, accessways, manoeuvring and circulation spaces are to be constructed of concrete and drained to stormwater connection.

C2.6.2 Design and layout of parking areas

A1.1 Complies

A1.2 N/A

C2.6.3 Number of accesses for vehicles

A1 Complies

A2 N/A

C2.6.4 to C2.6.8 & C2.7 - N/A

C6.0 Local Historic Heritage Code

C6.7.1 Demolition within a local heritage precinct

A1 Does not comply

P1 The proposed demolition of the shed will not cause unacceptable impact to the local heritage significance. The shed is located to the side of the existing dwelling and is a sheet metal clad proprietary shed in poor condition. It is not an original

Exhibited

building with heritage significance. The removal of the shed provides the opportunity to construct new buildings that are sympathetic to the surrounding heritage character.

C6..7.2 Demolition within a local historic landscape precinct

A1 N/A
Not within a local historic landscape precinct

C6.7.3 Buildings and works, excluding demolition

A1 Does not comply

P1 The proposed unit and shed are set back from the streetscape behind the existing dwelling. The character and appearance of the proposed unit and shed will be in keeping with that of the surrounding area and local heritage precinct with design, colours, profiles and materials proposed to be sympathetic to the existing dwelling and neighbouring properties.

A2 N/A
No new front fences are proposed.

C9.0 Attenuation Code

Please refer to attached response from Pitt & Sherry addressing the Attenuation Code

C16.0 Safeguarding of Airports Code

The proposal is exempt from this code as it is not more than 316m AHD

NOR-S6.0 Longford Specific Area Plan

NOR-S6.7.1 Residential density for multiple dwellings

A1 Complies
The proposed development has a density of one dwelling per 509.5m2

NOR-S6.7.2 Roof form and materials

A1 Complies
The roof form of the proposed Unit 2 is a gable form compliant with Figure NOR-S6.7.2 with a pitch of 22.5 degrees.
The proposed shed is excluded by this clause.

NOR-S6.7.3 Wall materials

A1 Complies
The existing dwelling is clad in a wide square profile cement weatherboard. The cladding proposed for the new Unit 2 is SCYON STRIA 325 which has been selected to best match the cladding of the existing dwelling with current available product.
The proposed shed is excluded by this clause.

NOR-S6.7.4 Windows

A1 Complies
The window heads of the proposed unit are 300mm below the eaves line. The proposed shed does not have any windows.

A2 Complies
The windows in the front facing façade of the proposed Unit 2 do not cover greater than 30% of total surface area.

A3 Does not comply
Window 2 is partially visible above the screening picket fence from the street.

Exhibited

P2 The proposed windows will be compatible with the existing buildings in the street. The use of mullions and sashes will be sympathetic to the heritage precinct and the glass will be clear in all windows except for the bathroom. This will be opaque for privacy. There are windows in adjacent buildings within the streetscape that are not compatible with the heritage precinct. The windows proposed will be sensitive to the heritage location and partially concealed from the view of public spaces.

Kind regards

Bianca Pople

Exhibited

Site Specific Study for 21 Union Street, Longford
Multiple Dwellings (1 Existing, 1 New)

Within the 500m Attenuation Distance of the JBS Abattoir and the 300m Attenuation Distance of the Koppers Wood Products processing works

Response to Planning Scheme provisions of Code E11-
Environmental Impacts and Attenuation Code, Clause E11.6.1 (P1):

P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:

a) degree of encroachment:

How close is the emitting operation?

Approximately Abattoir: 420m, Koppers' Wood Products: 300m .

What is between the subject site and the emitting operation?

One existing house, a 110m wide open undeveloped block, Koppers Wood Products log yard, 2 other commercial premises, with large sheds, 2 streets and the railway line – see map attached below.

b) nature of the emitting operation being protected by the attenuation area:

What emissions does the operation produce? (noise and odours etc).

Noise: External refrigeration plant, ventilation fans and similar industrial noise, cattle trucks, refrigerated delivery trucks, log trucks, forklifts.
Odour: Cattle yards, fugitive emissions from the rendering plant, low level fugitive wood treatment chemical fume emissions

Are these emissions prevalent at this site?

No. There is sufficient distance and barriers such as buildings and trees to moderate the emissions to relatively low levels with infrequent occasional higher peaks during unfavourable weather.

If so, how do the emissions affect the subject site?

na

Exhibited

degree of hazard or pollution that may emanate from the emitting operation:

Are the emission produced having negative effects on the site?

No. Occasional low level occurrences only, as described above.

Is the degree of impact at the site increased, lessened or the same as a result of the structure?

No effect.

c) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use:

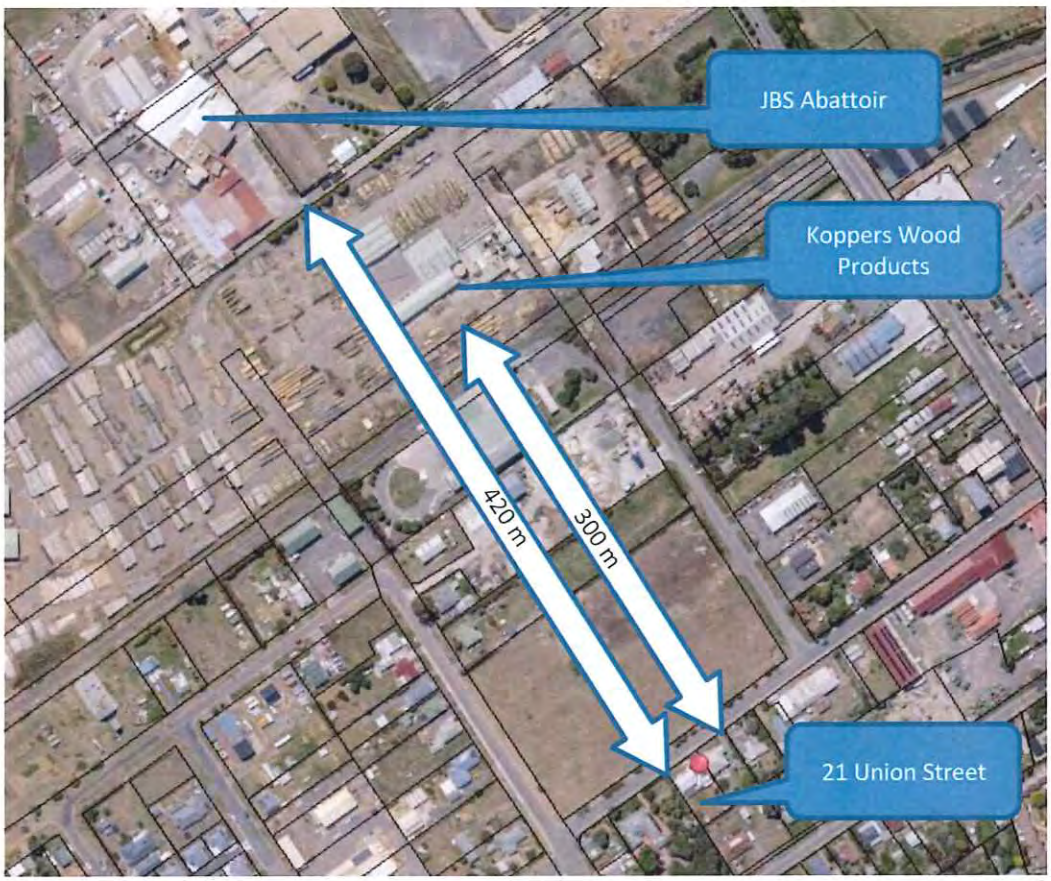
Are there any manmade or natural buffers offered on site, or in the surrounding area, that may reduce the impact of the emitting operation? (i.e. distance of residential development between the subject site and emitting operation)

Yes. Distance, buildings, trees, gardens etc as described above. The existing house provides additional shielding (especially of noise) to the proposed new dwelling, which will be located at the rear of the block.

Signed: .....

Date: 10/02/2022

Exhibited


JBS Abattoir
Koppers Wood Products
420 m
300 m
21 Union Street

CBM Ventures Pty Ltd
T/A Exceed Engineering
www.exceedengineering.com.au
ABN: 86 132 286 527

STORMWATER DESIGN REPORT

21 Union St, Longford

Exhibited

CLIENT: Kavacs
PROJECT: 21 Union St Longford
JOB NO: P23001_568

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
22/03/2023	Draft	REV01	SD

This report has been prepared by;

Samuel Dingemanse BBus BSc MEIANZ

Liam Dingemanse BE(Civil) MIEAUST CPENG NER APEC Engineer IntPE(Aus) RPEQ GAICD

Exceed Engineering
51 York St, PO Box 1971
Launceston Tasmania 7250 Australia
Telephone: (03) 63326955
Email: info@exceedengineering.com.au

Contents

1 Introduction

This Stormwater Management Report has been prepared by Exceed Engineering to satisfy the Northern Midland Council's requirements for stormwater detention for the proposed new dwelling at this site.

1.1 Purpose and scope

The purpose of this report is to investigate, report and provide the design of site stormwater detention to meet the requirements of the On-Site Stormwater Detention Council Policy.

As the stormwater overland flow path will be directly to the road drain on Marlborough St the report has considered the 5% AEP storm event for sizing on-site detention (OSD) and the permissible site discharge (PSD).

2 Site and development details

2.1 Pre-development site conditions

The predeveloped site is defined as the site prior to the construction of the unit/townhouse. It is developed as a small single dwelling and shed on a 1020 m^2 residential lot.

The site has a minor fall of approx. 1.5% to the north.

2.2 Developed site conditions

The site will be strata titled with the existing dwelling retained on approx. 450 m^2 and a new townhouse constructed with a site area of approx. 331 m^2. There is a common concreted driveway/parking area of 238 m^2, so half of this has been allocated to the new unit, for a total site area of **450 m^2**.

The proposed development will increase the site imperviousness from the new roof and driveway areas. A single residence is proposed, with associated shared concrete driveway. The balance of the site will be garden and grass.

The development will concentrate rainfall into the proposed piped drainage and detention system by increasing the imperviousness of the site.

3 Stormwater design methodology

3.1 Council Policy provided limits

The Policy includes a table providing required PSD and OSD limits for a given block size and fraction impervious runoff coefficient combination.

3.1.1 Design runoff coefficient

The runoff coefficient was calculated for the developed site as follows:

Category	Type	Area (m2)	Coefficient of Runoff
Impervious Area	Roofed Area	160	1
	Asphalt/Concrete Driveway	119	0.9
	Paved and other handstand		0.9
Pervious Area	Open Deck		0.5
	Garden/grass (from AS3500 5.4.6)	171	0.1
	Gravel or pervious paver		0.6
Undeveloped area	other		0.5
	Total site area	**450**	
	Input Check (has to be 0)	**0**	
	Weighted average runoff coefficient	**0.63**	

3.2 OSD design

The site area used is 500 m^2, rounding up from the actual area of the new townhouse and half of the common driveway of 450 m^2. From above, the fraction impervious was chosen as 0.6 thus the Council Policy OSD minimum volume is **1.43 m^3.**

As the stormwater will be discharged to the road gutter via a kerb adapter, which is only approx. 200-300mm lower than driveway, under which the OSD would be installed, underground storage is not possible as it will not drain via gravity. As such, the only option to incorporate OSD is via aboveground tanks, however this will only harvest roof rainfall.

Accordingly, the discharge orifice has been adjusted to offset the fact that runoff on the access/driveway will not be altered. The storage volume of the tank is also increased to 2000L as this is a standard slimline tank size, however in longer duration storms, when the larger volume would typically be required, the peak flow rate is less than the PSD and thus there is no benefit to oversizing the storage.

3.3 PSD design

The Council Policy maximum PSD is **4.4 L/s.**

In order to achieve this PSD, the peak flow on the roof stormwater must be reduced via a discharge orifice. The table below summarises the calculation for the reduction in roof peak flow required in order to meet this requirement:

	Total site	Driveway / parking	Roof	Garden / grass
Area (m2)	450	119	160	171
Runoff coefficient	0.71	0.9	1	0.1
5% AEP design rainfall (mm/hr)		84	84	84
Peak flow (L/s)	4.4	2.50	3.74	0.40
Adjusted flow rate (L/s)	4.4	2.50	1.50	0.40

In order to reduce the roof flow rate to 1.50 L/s, using the following orifice discharge formula, the tank discharge orifice should be 23 mm. As per AS3500.3 the minimum orifice size for an OSD should be 25mm, so this is adopted.

$$A_o = \frac{Q_{des}}{C_d\sqrt{2gH}}$$

C_d = Orifice Discharge Coefficient (0.6)

H = Depth of water above the centroid of the orifice (m)

A_o = Orifice area (m^2)

Q_{des} = Design discharge (m^3/s)

4 Maintenance requirements for system

The onsite detention and stormwater treatment system will require ongoing inspection and maintenance to ensure it is working correctly. Key inspection and maintenance requirements are below;

Item	Frequency
• General inspection of inlets and outlets for blockages and ensure OSD is working correctly. Mesh screen should be cleared and cleaned and replaced if damaged or worn. • OSD should remain empty unless rain event occurs. • All debris and blockages to be investigated and removed if OSD does not empty by itself.	Monthly
• Remove debris from roof guttering to limit debris entering OSD. • Trees dropping leaves and debris onto roof should be trimmed.	Six Monthly
• Every 10 years full inspection of OSD and components by registered plumber is required. Replacement of all elements that would not last until next inspection is required and should be included in maintenance schedule.	10 Years

5 Summary

The developed site will require onsite detention and low flow orifice to achieve the requirements of the Council's On-Site Detention Policy.

As there is insufficient fall to install an inground OSD system, an above ground tank servicing the roof area has been designed, with an orifice to ensure that the required PSD is achieved.

DRAWING TABLE		
SHEET	DESCRIPTION	REV
C1	COVER PAGE	01
01	RETENTION DETAIL	01
N1	CIVIL NOTES	01

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN
SPECIFICATIONS AND ASSOCIATED DOCUMENTATION PREPARED BY THE ARCHITECT OR BUILDING
DESIGNER AND THE RELEVANT SUB-CONSULTANTS

BASE DRAWING(S) PREPARED AND PROVIDED BY PRIME DESIGN

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS
DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS

THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR

Exhibited

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
01	FOR COUNCIL APPROVAL	JAM	SD	SD	LD	24/03/23

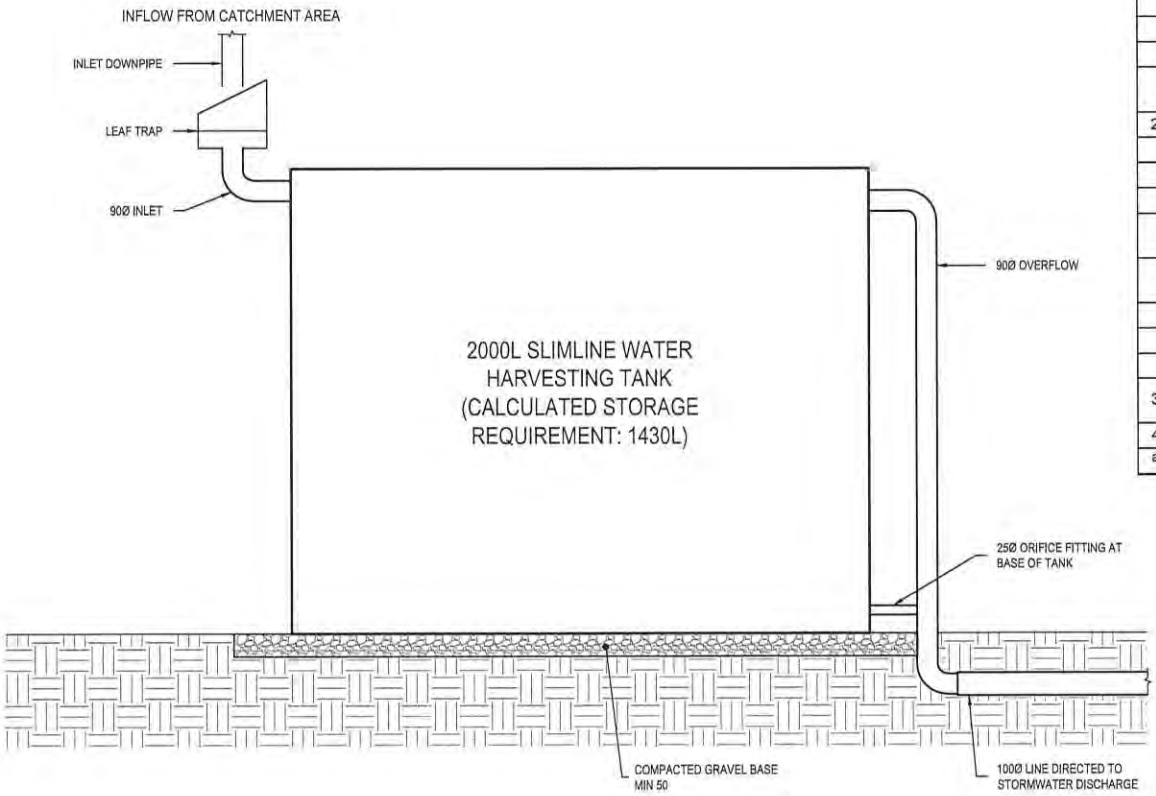
PLOTTED: Mar 24, 2023 - 11:51am FILE: C:\Users\pinnel\appdata\local\temp\AcPublish_6880\P22001-568.dwg

DRAWN:
DATE:
DESIGNED:
CHECKED:
PROJ MAN:
DIRECTOR:
SCALE: NTS SHEET: A3

EXCEED ENGINEERING
51 YORK STREET, PO BOX 1971
LAUNCESTON, TAS 7250
Ph: 03 6332 6955
E: info@exceedeng.com.au
www.exceedeng.com.au

PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
ON-SITE STORMWATER DETENTION
COVER PAGE

PROJECT #:	SHEET #:	REVISION #:
P22001-568	C1	01



MINIMUM PIPE COVER - FINISHED SURFACE TO TOP OF PIPE

LOCATION			DUCTILE IRON, GALVANIZED STEEL	PLASTICS
			MINIMUM COVER (mm)	
1	NOT SUBJECT TO VEHICULAR LOADING:			
	(a)	WITHOUT PAVEMENT IN AUSTRALIA -		
		(i) FOR SINGLE DWELLINGS; OR	100	100
		(ii) FOR OTHER THAN SINGLE DWELLINGS.	100	300
	(b)	WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE.	100	300
2	SUBJECT TO VEHICULAR LOADING:		100[a]	100
	(a)	OTHER THAN ROADS:		
		(i) WITHOUT PAVEMENT.	300	450
		(ii) WITH PAVEMENT OF -		
		(A) REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADING; OR	NIL[a]	100[a]
		(B) BRICK OR UNREINFORCED CONCRETE FOR LIGHT VEHICULAR LOADING.	NIL[a]	75[a]
	(b)	ROADS -		
		(i) SEALED; OR	600	600
		(ii) UNSEALED.	600	750
3	SUBJECT TO CONSTRUCTION EQUIPMENT LOADING OR IN EMBANKMENT CONDITIONS.		600	750
4	LAND ZONE FOR AGRICULTURE USE.		600	600
a	BELOW THE UNDERSIDE OF PAVEMENT.			

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm) RECTANGULAR WIDTH	RECTANGULAR LENGTH	CIRCULAR DIAMETER
≤ 450	350	350	-
≤ 600	450	450	600
> 600 ≤ 900	600	600	900
> 900 ≤ 1200	600	900	1000
>1200	900	900	1000

Exhibited

DO NOT SCALE DIMENSIONS IN MM

DOCUMENT UNCONTROLLED ONCE PRINTED

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
01	FOR COUNCIL APPROVAL	JAM	SD	SD	LD	24/03/23

DRAWN:
DATE:
DESIGNED:
CHECKED:
PROJ MAN:
DIRECTOR:
SCALE: NTS SHEET: A3

PLOTTED: Mar 24, 2023 - 11:51am FILE: C:\Users\simmer\appdata\local\temp\AcPublish_656\P21003-568.dwg

EXCEED ENGINEERING
51 YORK STREET, PO BOX 1971
LAUNCESTON, TAS 7250
Ph: 03 6332 6955
E: info@exceedeng.com.au
www.exceedeng.com.au

PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
ON-SITE STORMWATER DETENTION RETENTION DETAIL

PROJECT #: P22001-568 SHEET #: 01 REVISION #: 01

GENERAL

G1 NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES, ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

G2 NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES THE REQUIRED PROPERTIES OF THE ITEM. SIMILAR ALTERNATIVES HAVING THE REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

G3 REFER ANY DISCREPANCY TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.

G4 DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES U.N.O.

G5 THE DATUM FOR ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G6 ALL CODES REFERENCED IN THESE DOCUMENTS WILL BE THE LATEST EDITION AVAILABLE UNLESS NOTED OTHERWISE.

G7 WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.
- VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

G8 THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

G9 CLEARANCE REQUIREMENTS AS FOLLOWS UNLESS NOTED OTHERWISE: - -
- GAS MAIN - 500mm HORIZONTAL; 300mm VERTICAL
- GAS HOUSE CONNECTIONS - 300mm HORIZONTAL; 150mm VERTICAL
- TELSTRA / NBN - 600mm HORIZONTAL; 150mm VERTICAL
- TASNETWORKS HV / LV CABLES - 450mm
- STORMWATER - 600mm HORIZONTAL; 150mm VERTICAL
- TASWATER SEWER MAIN - 600mm HORIZONTAL; 500mm VERTICAL

WATER SENSITIVE URBAN DESIGN / ENVIRONMENTAL

E1 CONSTRUCTION SHALL COMPLY WITH ALL ENVIRONMENTAL AND LEGISLATIVE REQUIREMENTS.

E2 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM EPA/NRM SOUTH, COMPRISING THE FOLLOWING:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE
- FACT SHEET 6: PRESERVE VEGETATION
- FACT SHEET 7: DIVERT UP-SLOPE WATER
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
- FACT SHEET 12: STABILISED SITE ACCESS -
- FACT SHEET 13: WHEEL WASH
- FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
- FACT SHEET 15: PROTECTION OF STORM WATER PITS
- FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
- FACT SHEET 17: SEDIMENT BASINS
- FACT SHEET 18: DUST CONTROL
- FACT SHEET 19: SITE RE-VEGETATION

E2 CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE AND SITE DISTURBANCE SHALL BE STAGED WHERE POSSIBLE

E4 WORK SHALL BE RESTRICTED TO THE WELL-DEFINED WORKS ZONES

E5 A SOIL RETENTION SYSTEM (E.G., GRAVEL SHAKEDOWN ZONE) SHALL BE PROVIDED AT ALL SITE ACCESS

E6 ANY SOIL MATERIAL TRACKED OFF-SITE ONTO ROADWAYS SHALL BE IMMEDIATELY REMOVED

E7 ALL CHEMICAL STORAGE SHALL BE MANAGED (E.G., BUNDED) IN ACCORDANCE WITH WORKCOVER OR EPA GUIDELINES

E8 THE EXTENT OF CUT AND FILLS SHALL BE MINIMISED. CUT AND FILL BATTER GRADES SHALL IDEALLY BE AT 1:3

E9 DISTURBED SOIL AREAS SHALL BE EFFECTIVELY MANAGED BY STAGING, MINIMISING AREA EXPOSED AT ANY ONE TIME, AND MINIMISING THE EXPOSURE TIMEFRAME OF EACH

E10 SEDIMENT FILTERS (E.G., SEDIMENT FENCE) SHALL BE USED TO FILTER ALL 'SHEET FLOW' RUNOFF FROM DISTURBED AREAS AND STOCKPILES TO PREVENT SEDIMENT FROM ENTERING STORMWATER SYSTEMS

E11 TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CATCHMENT THEY ARE SERVICING IS STABILISED (FOR GRASS THIS WILL MEAN 70% GROUNDCOVER).

E12 ALL SOIL LOADED TRUCKS LEAVING OR ENTERING THE SITE SHALL BE TARPED

E13 TOPSOIL SHALL BE RE-SPREAD OVER ALL EXPOSED SOIL SURFACES WHERE VEGETATION IS REQUIRED. A MAXIMUM DEPTH OF 50MM SHALL BE PLACED ON SLOPES STEEPER THAN 1:3 AND A MINIMUM DEPTH OF 100MM SHALL BE PLACED ON SLOPES LESS THAN 1:3

E14 AN NPK 11-34-11 FERTILISER OR SIMILAR AS APPROPRIATE SHALL BE APPLIED AT A RATE OF 200-400KG/HA. CARE IS TO BE TAKEN TO AVOID ANY FERTILISER DIRECTLY ENTERING WATERCOURSES.

E15 SCARIFYING OR DIRECT DRILLING SHOULD BE USED TO IMPROVE SEED STRIKE RATES

E16 REVEGETATION WORKS SHALL BE MAINTAINED/ENHANCED (E.G., RESEEDING, FERTILISING, WATERING) UNTIL A MINIMUM OR 70% GROUND COVER IS ESTABLISHED

E17 NO TREES TO BE REMOVED WITHOUT THE APPROVAL OF THE SUPERINTENDENT REPRESENTATIVE

E18 MINIMISE AIR POLLUTION INCLUDING DUST AND NOISE THAT MIGHT INTERFERE WITH NEIGHBOURING PROPERTIES

STORMWATER

SW1 ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2021 STORM WATER DRAINAGE.

SW2 WHERE RELEVANT, REFER TO IPWEA/LGAT TASMANIAN STANDARD DRAWINGS ISSUED MAY 2020

SW3 ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

WATER

W1 ALL WATER SUPPLY CONSTRUCTION TO:
- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION - WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2021. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

WORK HEALTH AND SAFETY

WHS1 ALL WORK IS TO BE UNDERTAKEN IN ACCORANCE WITH:
- RELEVANT WORK HEALTH AND SAFETY LEGISLATION
- RELEVANT SAFE WORK AUSTRALIA CODES OF PRACTICE
- SITE SPECIFIC SAFETY PLANS
- IF THE CONTRACTORS PROPOSES AN ALTERNATIVE DESIGN, A SAFETY RISK ASSESSMENT SHOULD BE UNDERTAKEN AND SUBMITTED TO THE SUPERINTENDENT FOR REVIEW

EARTHWORKS

EW1 EARTHWORKS SHALL BE IN ACCORDANCE WITH THIS SPECIFICATION AND AS 3798.

EW2 AREAS OF FILL
REMOVE TOP SOIL AND ORGANIC MATERIAL
PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
- PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

EW3 AREAS OF CUT
REMOVE TOP SOIL AND ORGANIC MATERIAL B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 100% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

ROAD WORKS

WERE RELEVANT, REFER TO IPWEA/ LGATS TASMANIAN SUBDIVISION STANDARD DRAWINGS ISSUED MAY 2020.

SURVEY

S1 SURVEY DETAILS
THE FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:
- SURVEYOR:
- SURVEY REF:
- SURVEY DATE:
- SITE LOCATION:
- COORDINATE SYSTEM: GDA94 MGA55 - LEVEL DATUM: AHD 83
- SERVICE MARKER:

S2 PROPERTY BOUNDARY OVERLAYS, WHERE SUPPLIED, VARY IN ACCURACY BUT ARE GENERALLY TO 0.5m. THEREFORE A LAND SURVEY, AS DEFINED UNDER THE SURVEYING ACT 2002, SHOULD BE UNDERTAKEN BEFORE ANY CONSTRUCTION ACTIVITY IS CARRIED OUT ON OR NEAR THE LAND BOUNDARIES DEPICTED BY THIS MODEL.

S3 SURVEY CONTROL INFORMATION IS REGARDED AS SUITABLE FOR THE SURVEY AND CORRECT AT THE TIME OF SURVEY. BUT SHOULD BE VERIFIED BEFORE BEING USED FOR ANY PURPOSE.

S4 NO DESIGN SHOULD BE UNDERTAKEN OUTSIDE OF SURVEY EXTENTS. IF DESIGN EXCEEDS SURVEY EXTENTS, ADDITIONAL SURVEY DATA SHOULD BE ACQUIRED.

S5 UNDERGROUND SERVICES: THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY. EXCEED TAKES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION & DEPTH/ INVERT LEVEL OF ALL EXISTING UNDERGROUND SERVICES, IN CONJUNCTION WITH THE RELEVANT SERVICE AUTHORITY & ANY CONFLICTS WITH THE PROPOSED DESIGN/ PIPE ALIGNMENT ARE TO BE RESOLVED PRIOR TO CONSTRUCTION

Exhibited

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
01	FOR COUNCIL APPROVAL	JAM	SD	SD	LD	24/03/23

PLOTTED: Mar 24, 2023 - 11:51am FILE: C:\Users\jmeriluoto\desktop\temp\AcPublish_6901\P21003-568.dwg

DRAWN:
DATE:
DESIGNED:
CHECKED:
PROJ MAN:
DIRECTOR:
SCALE: NTS SHEET: A3

EXCEED ENGINEERING
51 YORK STREET, PO BOX 1971
LAUNCESTON, TAS 7250
Ph: 03 6332 6955
E: info@exceedeng.com.au
www.exceedeng.com.au

PROPOSED MULTIPLE DWELLINGS
21 UNION STREET, LONGFORD
ON-SITE STORMWATER DETENTION
NOTES

PROJECT #:	SHEET #:	REVISION #:
P22001-568	N1	01

Our ref: PLN-23-0057

NORTHERN MIDLANDS COUNCIL

12/04/2023

Bianca Pople
10 Goodman Court
INVERMAY 7248
By email: planning@primedesigntas.com.au

Dear Bianca,

Additional Information Required for Planning Application PLN-23-0057
Multiple Dwellings (1 Existing, 1 New) and New Shed Including Demolition of Existing Outbuildings (C9.0 Attenuation, C6.0 Local Historic Heritage - Local Heritage Precinct) at 21 Union Street, Longford

Thank you for your application. The following additional information is required.

- Plans and elevations of the proposed proprietary shed.

Please note: This application has been referred today to both TasWater and Council's Works & Infrastructure Department, and should either require additional information, you will be advised in due course.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0057**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

R Green

Rebecca Green
Planning Consultant

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0057	**Council notice date**	12/04/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00457-NMC	**Date of response**	18/04/2023
TasWater Contact	Timothy Carr **Phone No.**	0419 306 130	
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	21 UNION ST, LONGFORD	**Property ID (PID)**	6737492
Description of development	Demolition of existing outbuildings, Multiple Dwellings x 2 (1 new + 1 ex) & new shed		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Prime Design	Site Plan - PD22076-01	06	31/03/2023

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. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of $226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

   The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Declaration

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

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

Our Ref: 113500.16 PLN-23-0057

Attention: Development Services Department - Planning
Northern Midlands Council
PO Box 156
Longford, Tasmania 7301

Pdf via email: planning @nmc.tas.gov.au

PLANNING APPLICATION – EXTENSION OF TIME
Multiple Dwellings (1 Existing, 1 New) and New Shed Including Demolition of Existing Outbuildings (C9.0 Attenuation, C6.0 Local Historic Heritage - Local Heritage Precinct, Longford SAP) at 21 Union Street, Longford

I agree to an extension of time for Council to make a decision in this matter until **30 June 2023.**

Applicant signature: ..... Date: 15-5-23

Bianca Pople
Prime Design
10 Goodman Court
INVERMAY TAS 7248

Shannon Millwood
23-25 Union Street
Longford
Tasmania 7301

Tuesday May 9th 2023

Proposal- Multiple Dwellings (1 Existing,1 New) Local Heritage Precinct
Reference No; PLN-23-0057

Dear Sir/Madam,

We are writing to you again with our concerns about the above application which has been proposed to be built next door to our home at 23-25 Union Street in Longford which is a beautiful heritage listed home and property.

We are strongly opposing this revised application for many of the reasons we listed in our previous letter.
Firstly, just because you may have just enough m2 of vacant land you feel you can justify subdividing, doesn't mean you should. It feels like a money grab from an interstate developer with no connections to our beautiful town or any understanding of why families like us choose to live here.
Although the plans have changed as well as the style of the build we feel that any new build in our heritage precinct area will just not fit in and frankly not needed. As we stated in our previous letter there have been no other developments of this kind and it would be nice to keep our street the way it is. It is already a busy cut through street being the first right hand turn when you enter Longford. As well as being a popular street for children and walkers alike.

One of our biggest concerns remains and that is the impact this new build at 21 Union Street will have on our privacy. The trees and shrubs shown on the plans are not also covered and we have plans to relocate our wood shed closer to our house.
This new plan shows the unit being built much closer than the previous plan and our concerns about noise and privacy remain.

We still have concerns regarding the sewage and water and how this could impact our property, we have had so many issues, we can't see how this added property to our street won't put added pressure on these pipes!

We don't belive that every square inch of vacant land needs to be developed, it would be extremely disappointing to see this go ahead.

Warm Regards,

Shannon and Nicholas

Prime Design
your build, your way

26 May 2023

Northern Midlands Council
13 Smith Street,
Longford
TAS 7301

Dear Planner,

Re: Representation received to Planning Application PLN-23-0057 – Multiple Dwellings (1 Existing, 1 New) and New Shed Including Demolition of Existing Outbuilding (C9.0 Attenuation, C6.0 Local Historic Heritage – Local Heritage Precinct, Longford SAP)

Thank you for the opportunity to respond to the representation against the application for Multiple Dwellings at 21 Union Street, Longford.

I would like to re-affirm that the application is substantially compliant with the planning scheme Use Standards and Development Standards acceptable solutions. Multiple Dwellings is a Permitted Use under the General Residential Zone. In particular, the application complies with the acceptable solution for residential density for multiple dwellings with a density of one dwelling per 509.5m2.

The design of the proposed dwelling has been carefully considered to be sympathetic to the Local Heritage Precinct. Each element which requires discretion has been carefully considered and minimised as much as practicable. Notably, the proposal achieves setbacks greater than the requirements of the planning scheme allowing for separation and landscaping between properties.

I would also like to clarify that the application is for multiple dwellings which are to be Strata divided in the future and is not an application for subdivision.

Kind regards

Bianca Pople

ABN 63 111 803 948 | 10 Goodman Court Invermay, Launceston | Shop 9, 105-111 Main Road Moonah, TAS | p+(l) 03 6332 3790 | p+(l) 03 6228 4575 | info@primedesigntas.com.au | primedesigntas.com.au

Exhibited

This planning application is open for public comment until 26 May 2023

This application is being assessed under the Tasmanian Planning Scheme - Northern Midlands

Reference no	**PLN-23-0008**
Site	**LOT 12, 7 LAYCOCK ST (TO BE KNOWN AS 5A LAYCOCK ST) LONGFORD**
Proposed Development	**2 x Multiple Dwellings (Vary site area per dwelling; car parking numbers; Longford Specific Area Plan)**
Zone	**8.0 General Residential -**
Use class	**Residential – Multiple Dwellings**
Development Status	**Discretionary**

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Exhibited

PLANNING APPLICATION

Proposal

Received 11/05/2023

Description of proposal: TWO NEW BRICK VENEER UNITS (1) THREE BEDROOM & (1) TWO BEDROOM

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: LOT 12 N° 7 LAYCOCK STREET

CT no: .....

Estimated cost of project $.550,000 *(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)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER PJH (TAS) PTY LTD

FOLIO REFERENCE C.T. 213951/1

GRANTEE ~~WHOLE OF LOTS 1 & 2 SEC. A.H. GTD. TO W. DODERY~~

WHOLE OF LOTS 1 & 2 (SEC AH) (2-3R-39P) GTD TO WILLIAM DODERY

PLAN OF SURVEY

BY SURVEYOR R. M. PECK

LOCATION TOWN OF LONGFORD

SCALE 1:750 LENGTHS IN METRES

6ty° 21.249

REGISTERED NUMBER

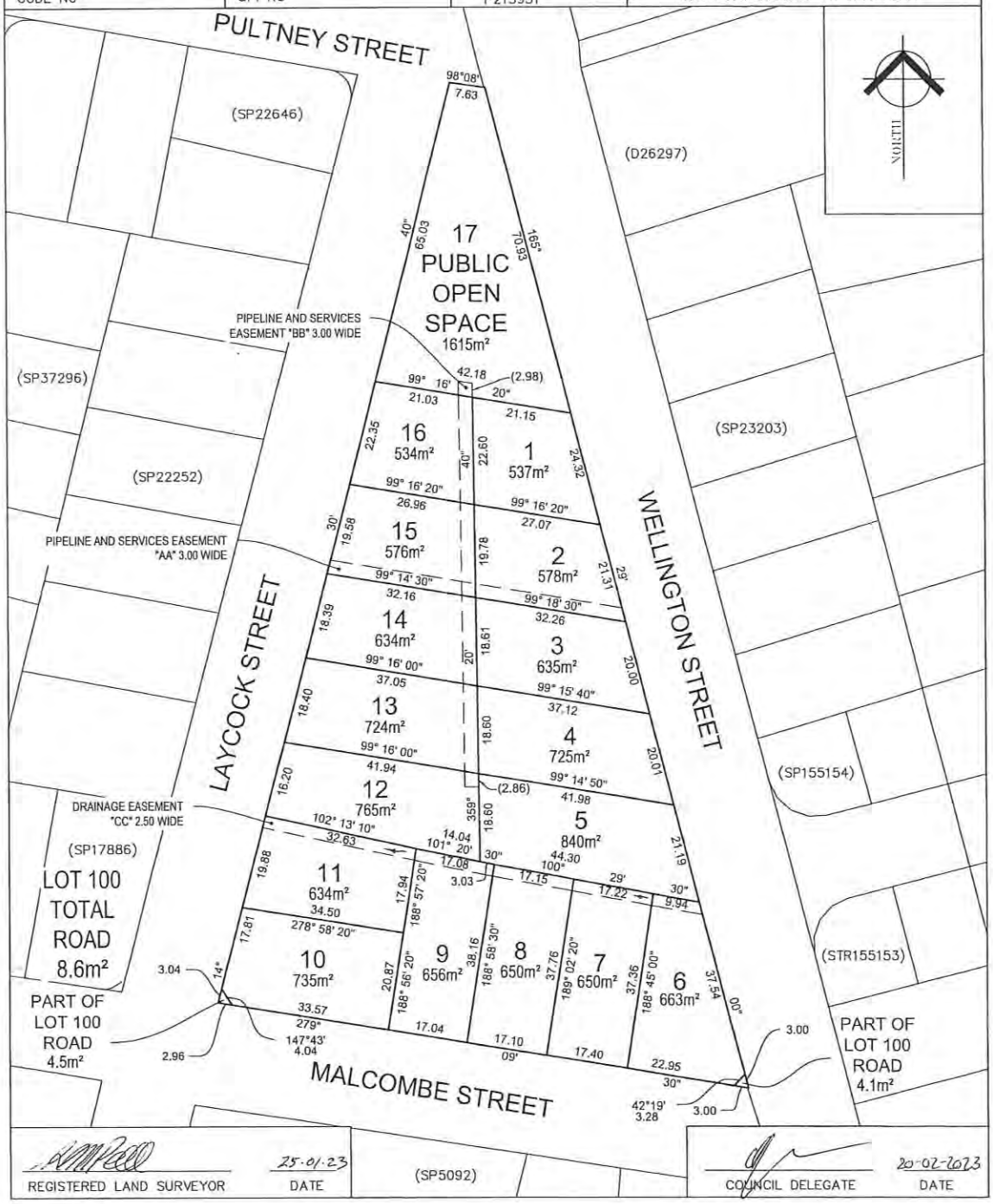
SP184621

~~APPROVED~~

EFFECTIVE FROM 16 MAR 2023

Recorder of Titles

MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. P213951	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED LAND SURVEYOR — 25-01-23 DATE

COUNCIL DELEGATE — 20-02-2023 DATE

Exhibited

Exhibited

DRAWING SCHEDULE

P01 - COVER PAGE
P02 - SITE PLAN (Lot 12)
P03 - FLOOR PLANS (Unit 1)
P04 - FLOOR PLANS (Unit 2)
P05 - TYPICAL SECTION
P06 - ELEVATIONS (Unit 1)
P07 - ELEVATIONS (Unit 2)
P08 - LANDSCAPE PLAN
P09 - PRIVATE OPEN SPACE
P10 - SHADOW DIAGRAMS 1
P11 - SHADOW DIAGRAMS 2
P12 - CONCEPT SERVICES PLAN

K. TURMINE

PROPOSED 2 UNIT DEVELOPMENT

(Lot 12) LAYCOCK STREET
LONGFORD 7301

Job Number: 22TUR1
Issue : P1– For Planning Approval Only
Zoned: General Residential
Northern Midlands Council

Site Information

Land Title Reference:	21395/12	Certificate folio and volume
PID No:	6733133	
Wind Classification:	TBC	Attached Site Classification to AS 4055–2006
Soil Classification:	TBC	Attached Site Classification to AS 2870–2011
Climate Zone:	7	www.abcb.gov.au map
BAL Level:	N/A	Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non–vegitated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.
Alpine Area:	N/A	NCC Vol.2–Fig. 3.7.5.2
Corrosion Environment:	N/A	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC Vol.2 section 3.4.2.2 & NCC Vol.2 Table 3.4.4.2. Cladding and fixings to manufacturer's specifications.
Other Hazards:	N/A	High wind, earthquake, flooding, landslide, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Enclosed Floor Areas:		
Unit 1 (3 B.R)	162.8 sq. m	
Unit 2 (2 B.R)	140.6 sq. m	

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUCTION WITH RELEVANT AUTHORITIES.

Received
11/05/2023

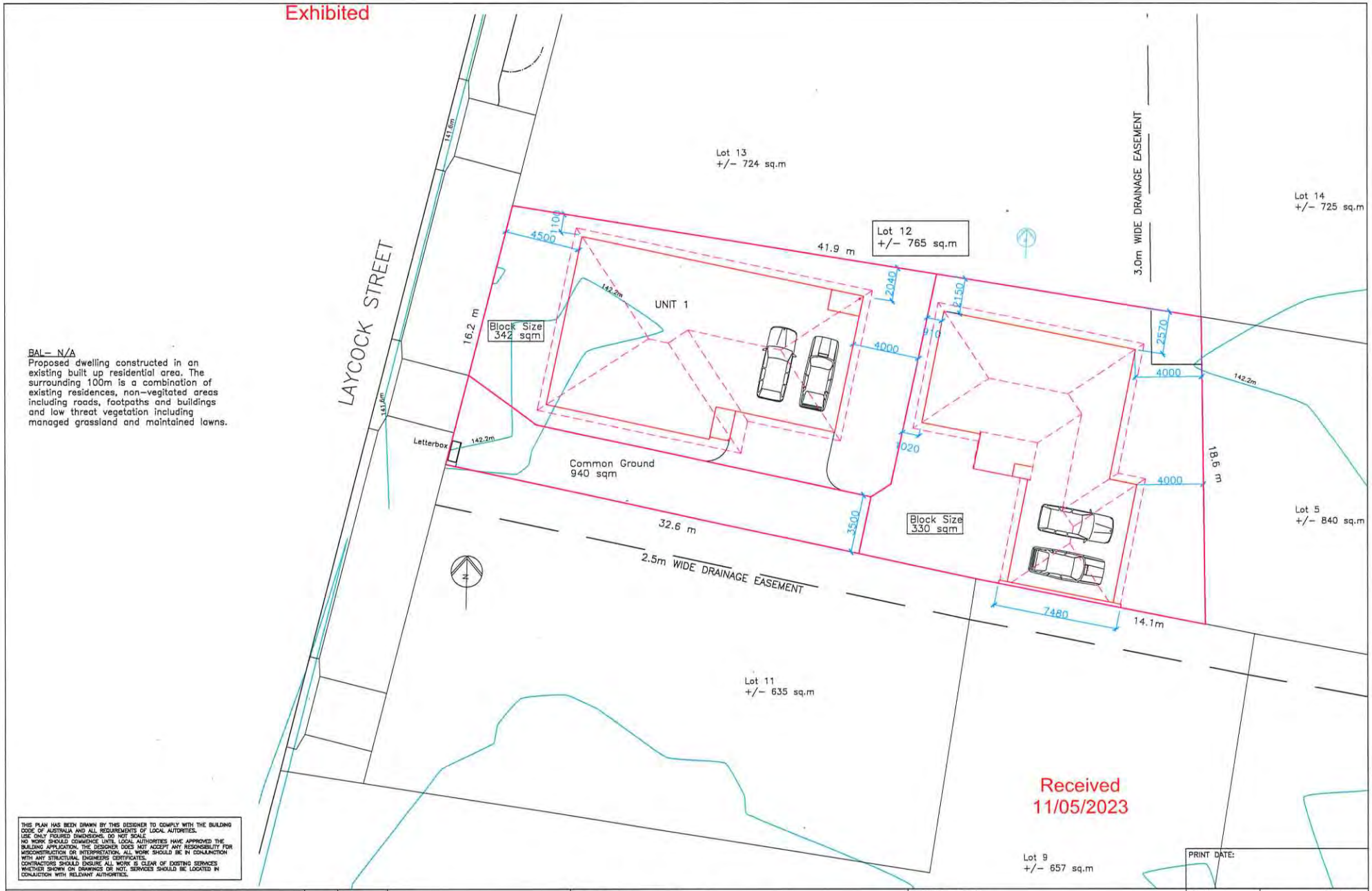
PRINT DATE:

Mark Evans
Building Designs & Drafting
Trades as MDE Building Designs Accred No. CC1629 D
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
ABN 82650579824

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

SCALE: 1:200 (A3) Check dimensions. Dimensions take precedence over scale
DRAWING NO: P01
DRAWN BY: ME
SHEET NO. :1 of 10

Exhibited



BAL– N/A
Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non–vegitated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.

Received
11/05/2023

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUCTION WITH RELEVANT AUTHORITIES.

Mark Evans
Building Designs & Drafting
Trading as MDE Building Designs
Accred No. CC1629 D
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
ABN 62650579824

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

CLIENT: K. TURMINE
PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET DELORAINE 7301

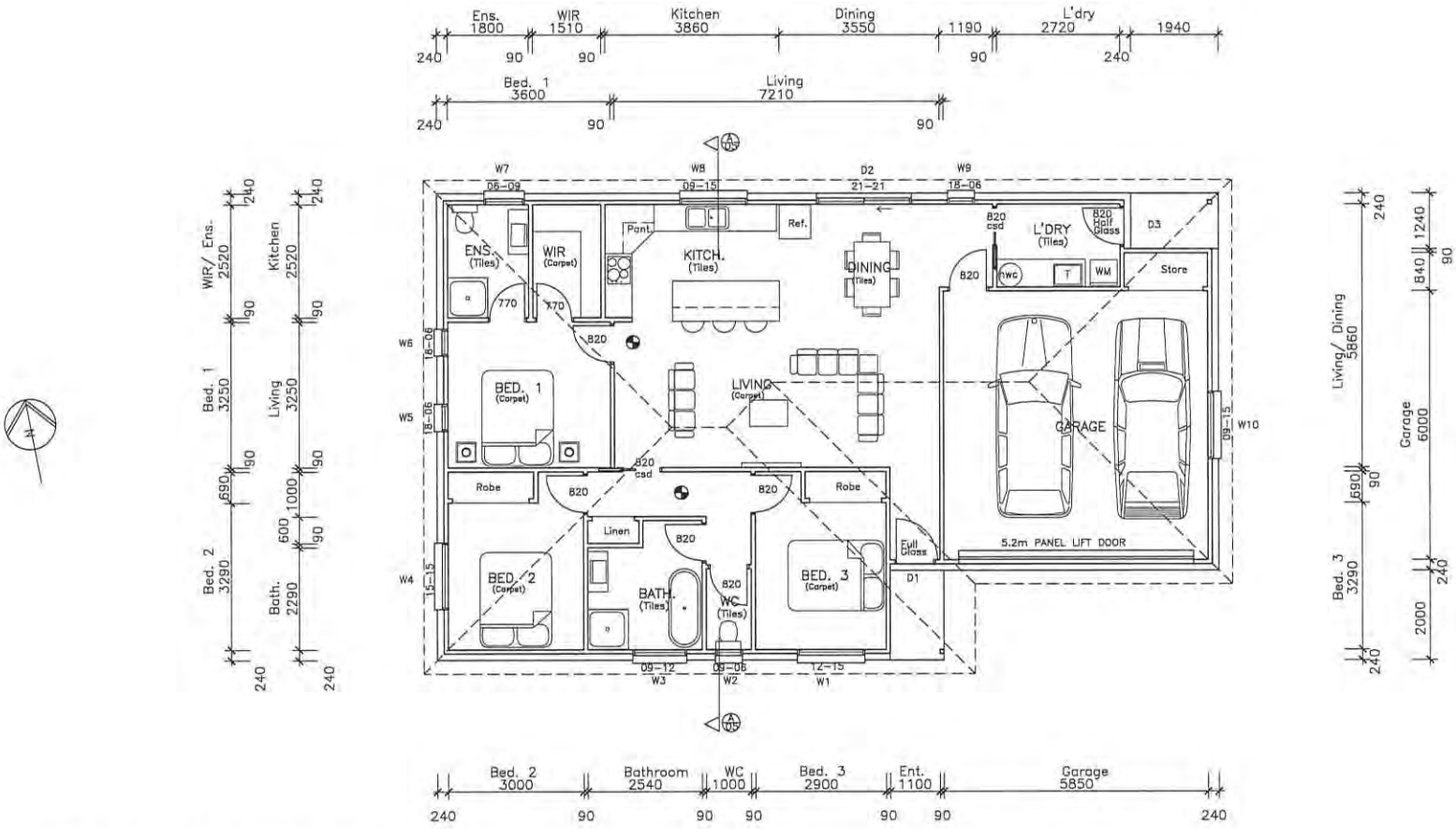
DRAWING TITLE(S): SITE/ SERVICES PLAN

SCALE: 1:200 (A3)
Check dimensions. Dimensions take precedence over scale

PRINT DATE:

DRAWING NO: P02
DRAWN BY: ME
SHEET NO. : 2 of 12

Exhibited



TOTAL ENCLOSED LIVING AREA = 121.6 sq. m (13.2 squares)
STORE/ GARAGE = 41.2 sq. m (4.5 squares)
TOTAL ENCLOSED AREA = 162.8 sq. m (17.7 squares)

ENTRY PATIO AREAS = 4.7 sq. m

NOTES:
–KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH OWNERS AND RELEVANT CONTRACTORS.
–ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ACCOUNT FOR WALL LININGS.
240V HARD–WIRED SMOKE DETECTORS ALL INTER–CONNECTED

Received 11/05/2023

PRINT DATE:

Mark Evans
Building Designs & Drafting
Trading as MDE Building Designs
Accred No. CC1629 D
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
ABN 62850579824

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

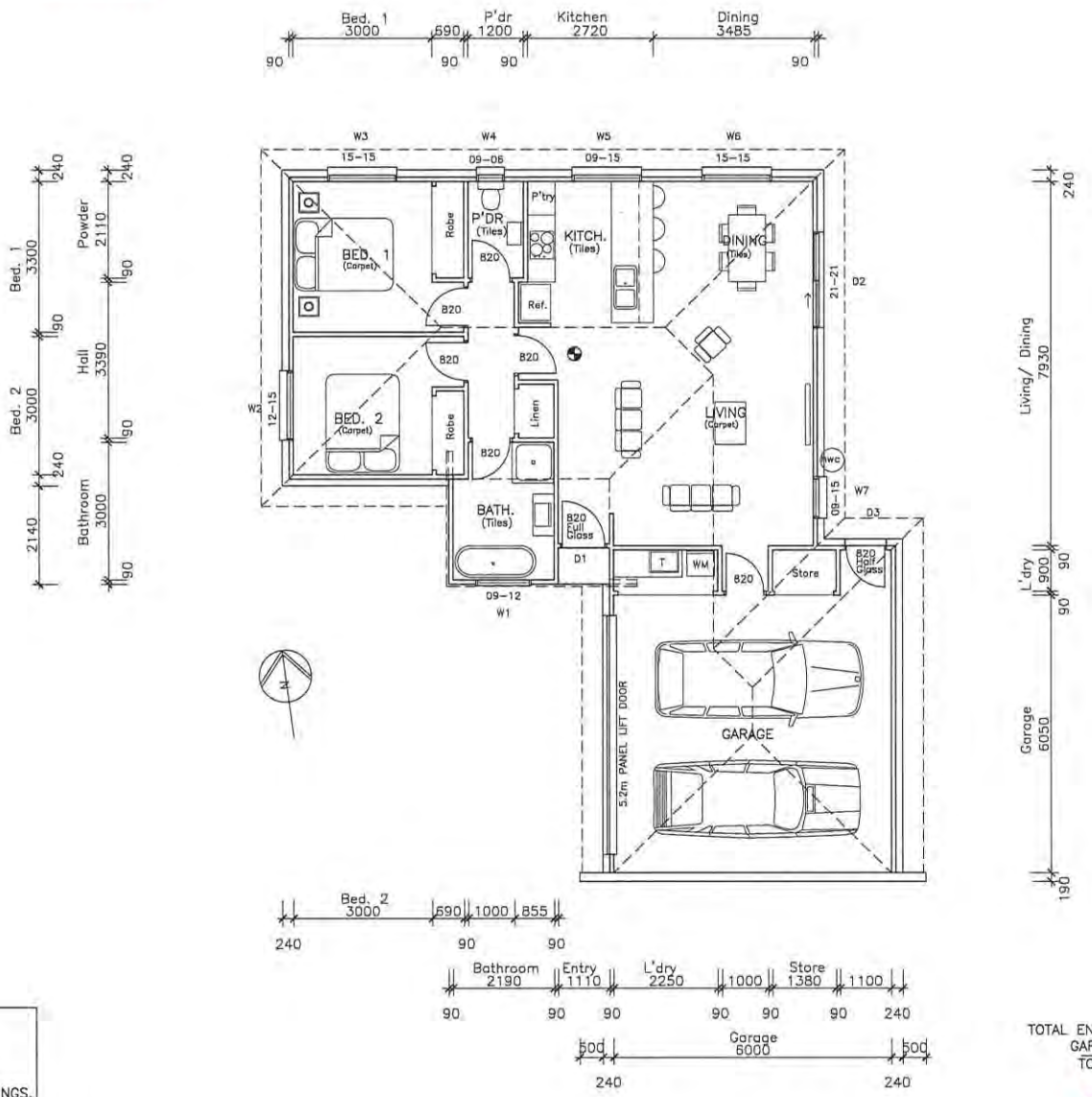
CLIENT: K. TURMINE
PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD

DRAWING TITLE(S): FLOOR PLAN–UNIT 1

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: P03
DRAWN BY: ME
SHEET NO. : 3 of 12

Exhibited



UNIT 2

NOTES:
–KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH OWNERS AND RELEVANT CONTRACTORS.
–ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ACCOUNT FOR WALL LININGS.

240V HARD–WIRED SMOKE DETECTORS ALL INTER–CONNECTED

TOTAL ENCLOSED LIVING AREA = 92.8 sq. m (10.0 squares)
GARAGE/ L'DRY/ STORE = 47.8 sq. m (5.2 squares)
TOTAL ENCLOSED AREA = 140.6 sq. m (15.2 squares)

Received
11/05/2023

PRINT DATE:

Mark Evans
Building Designs & Drafting
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
Trading as MDE Building Designs
Accred No. CC1629 D
ABN 82650579824

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

CLIENT: K. TURMINE
PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD

DRAWING TITLE(S): FLOOR PLAN–UNIT 2

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: P03
DRAWN BY: ME
SHEET NO. : 3 of 12

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

Exhibited

DO NOT SCALE DRAWINGS–IF ANY DOUBT CONTACT DESIGNER.

ALL DIMENSIONS IN MILLIMETRES UNLESS SPECIFIED

CHECK ALL DIMENSIONS AND VERIFY LEVELS, PRIOR TO SETOUT OR COMMENCEMENT OF ANY BUILDING WORK.

ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS REFERRING TO THIS PROJECT SHOULD BE MADE AWARE TO THE DESIGNER BEFORE ANY FURTHER WORK CONTINUES.

ALL CONSTRUCTION TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE (BCA) AND AUSTRALIAN STANDARDS.

ENGINEER'S SPECIFICATIONS TAKE PRECEDENT OVER DRAWING NOTES.

ALL BUILDING MATERIALS USED NEED TO MEET RELEVANT CORROSION RESISTANT REQUIREMENTS FOR THE LOCAL ENVIRONMENT AND COMPATIBILITY OF MATERIALS.

ALL PLUMBING AND DRAINAGE TO COMPLY AS3500 AND LOCAL COUNCIL PLUMBING REQUIREMENTS.

CONDENSATION DETAILS
GENERALLY ALL CONDENSATION DETAILS TO BE IN ACCORDANCE WITH NCC Vol.2 8.8 and Condensation in Buildings –Tasmanian Designers' Guide – Version 2

EXHAUST FANS FROM BATHROOMS AND EN–SUITES TO BE DUCTED TO OUTSIDE AIR.

POLY EAVE VENTS INSTALLED IF ANY EXHAUST SYSTEM IS DIRECTED TO THE ROOF SPACE. MINIMUM VENT AREA SHOULD BE WITH MINIMUM UNOBSTRUCTED VENT AREA OPENING REQUIRED TO BE A TOTAL CEILING AREA/300 FOR THE 22.5 deg. ROOF PITCH. OTHERWISE EXHAUST SYSTEMS TO BE DISCHARGED DIRECTLY OUTDOORS IAW NCC Vol.2 8.8.7.4

BUILDING MEMBRANE USED FOR BUILDING CEILING OF ROOF AND WALLS MUST BE PERMEABLE BUILDING FABRIC. ROOF PERMEABLE FABRIC TO THE ROOF MUST BE LOCATED UNDER THE BATTENS

BUILDING SEALING
GENERALLY TO NCC PART 3.12.3

ENSURE ALL ROOF LIGHTS, WINDOWS & DOORS SERVICING HABITABLE ROOMS ARE WEATHER STRIPPED AND SEALED TO NCC REQUIREMENTS.

MECHANICAL VENTILATION IS TO BE PROVIDED AND INSTALLED IAW THE NCC AND MUST BE EXHAUSTED BY WAY OF DUCTS TO THE EXTERIOR OF THE BUILDING IF IT IS THE ONLY SOURCE OF VENTILATION PROVIDED.

6 STAR PROVISIONS ALLOW UP TO 1% OF THE CEILING INSULATION AREA TO BE LOST TO PENETRATIONS SUCH AS CEILING FANS AND RECESSED DOWNLIGHTS. IF THIS IS EXCEEDED, THE REMAINDER OF THE INSULATION MUST BE INCREASED BY 25% AND UPWARDS DEPENDING ON ACTUAL PERCENTAGE OF PENETRATIONS.

ROOF LIGHTS TO HABITABLE ROOMS TO BE FITTED WITH OPERABLE OR PERMANENT SEAL TO MINIMISE AIR LEAKAGE.

EXHAUST FANS TO HABITABLE ROOMS/ CONDITIONED SPACES TO BE FITTED WITH SELF CLOSING DAMPER OR FILTER.

CONSTRUCTION JOINTS AND JUNCTIONS OF ADJOINING SURFACES TO BE TIGHT FITTING AND SEALED BY CAULKING, SKIRTING, ARCHITRAVES AND CORNICES AS PER BCA 3.12.3.5

CHIMNEYS OR FLUES TO BE FITTED WITH SEALING DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL OPENING.

General notes:
All exhaust fans to be self closing. max 250mm dia.
All window frames to be weather stripped.
All gaps and cracks sealed.
All glazing to refer to Nathers certificate for minimum U & SHGC values.
Please note R values noted represent added insulation and not total r value.
R2.5 insulation allowed to ceiling perimeter due to height restrictions where applicable
R2.5 insulation to all skylight shafts (if applicable)
All insulation to be installed in accordance with as.3999

These energy efficiency notes have been included in the Nathers software assessment and override all other energy notes.

BUILDING FABRIC– BCA PART 3.12.1

BUILDING FABRIC INSULATION TO BE FITTED TO FORM A CONTINUOUS BARRIER TO ROOF/CEILING WALLS AND FLOORS EXCEPT AROUND SERVICES/FITTINGS (SEE ABOVE–BUILDING SEALING). INSULATION MUST ABUT OR OVERLAP ADJOINING INSULATION OR COLUMNS, STUDS, NOGGINS (ETC). INSULATION MUST RETAIN ITS POSITION AND THICKNESS WHERE IT CROSSES ROOF BATTENS, WATER PIPES, CABLES ETC.

REFLECTIVE BUILDING MEMBRANE WITH MIN. 0.2 R VALUE, INSTALLED TO FORM 20mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/ CLADDING, FITTED CLOSELY UP TO PENETRATIONS/ OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED MIN. 150mm OR TAPED TOGETHER AT LAPS.

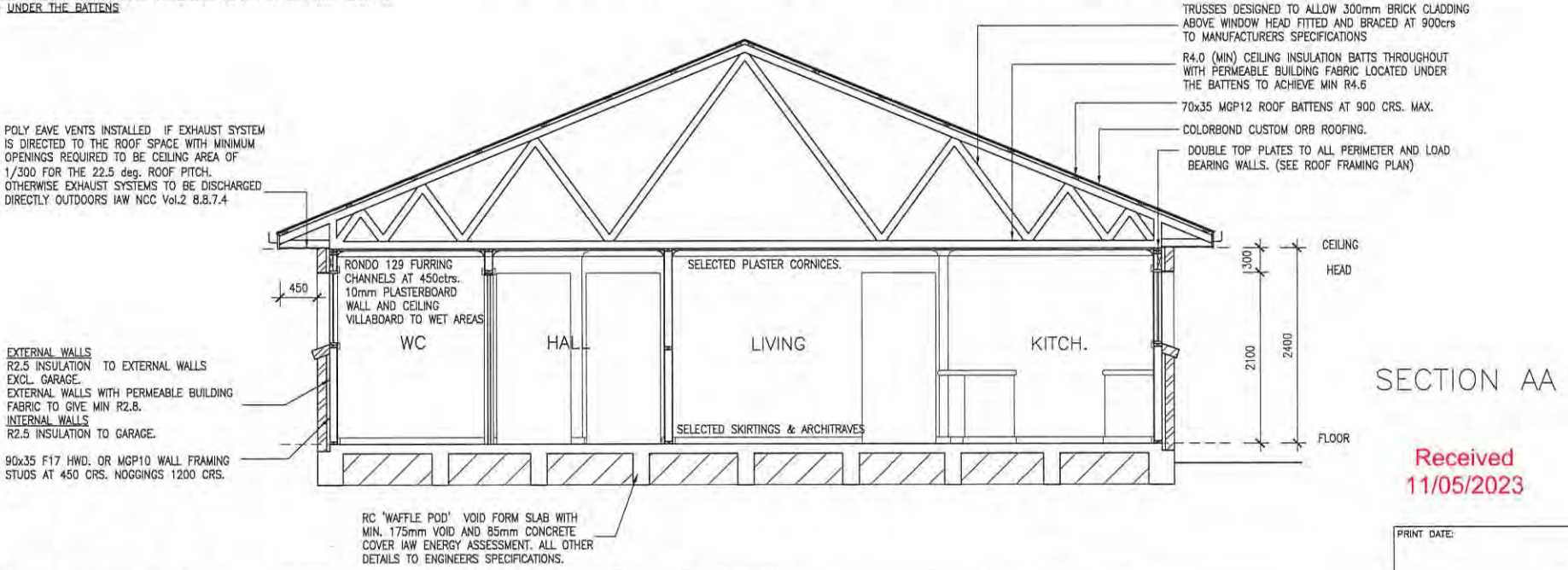
ANY SARKING MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

ENERGY EFFICIENCY
GENERALLY IAW NCC Vol. 3.12.

REFER TO ATTACHED ENERGY EFFICIENCY STAR RATING DOCUMNETATION.

CLIMATE ZONE 7 APPLICABLE TO TASMANIA (ZONE 8 APPLICABLE TO ALPINE AREAS).

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), COUNCIL BY–LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.



SECTION AA

Received
11/05/2023

PRINT DATE:

Mark Evans
Building Designs & Drafting
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
Trading as MDE Building Designs
Accred No. CC1629 D
ABN 62650579624

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

CLIENT: K. TURMINE
PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD

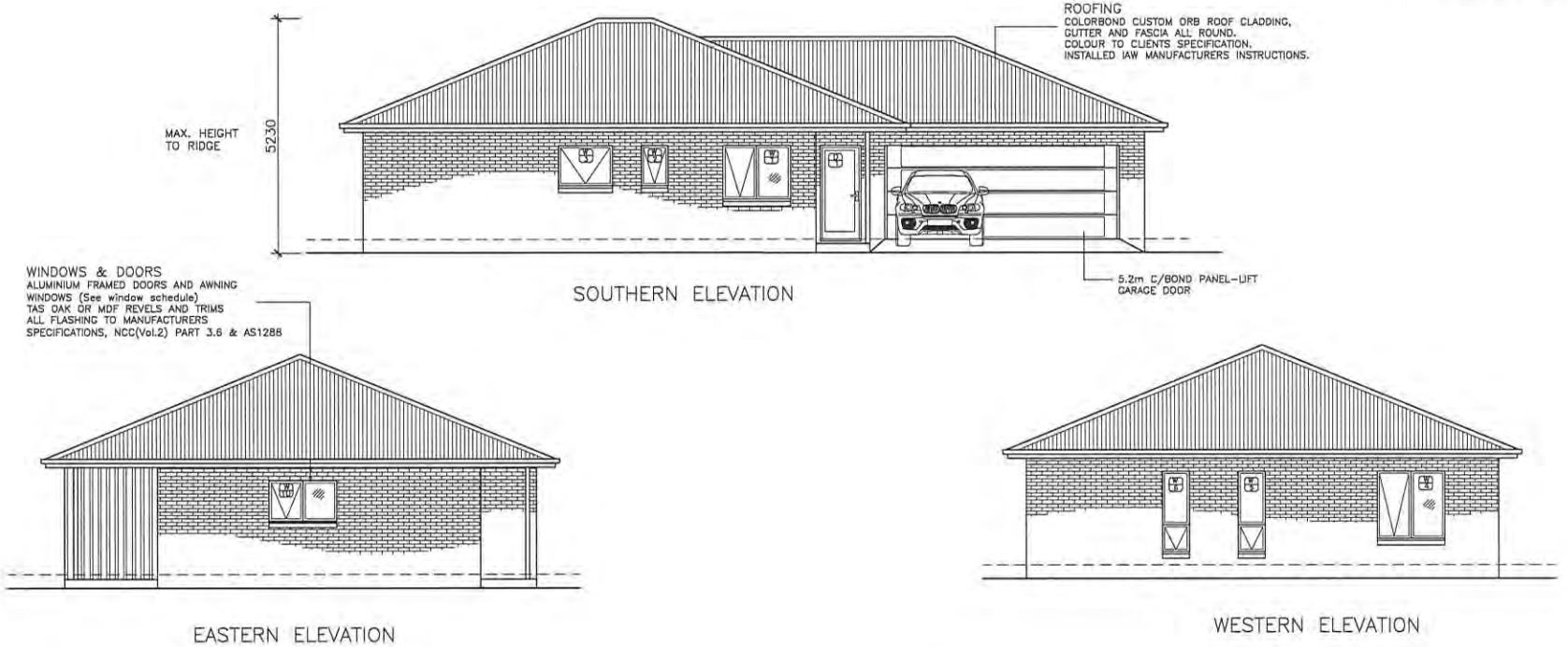
DRAWING TITLE(S): TYPICAL SECTION (Unit 1)

SCALE: 1:50 (A3) Check dimensions. Dimensions take precedence over scale

DRAWING NO: P05
DRAWN BY: ME
SHEET NO. : 5 of 12

Exhibited

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTHORITIES.
USE ONLY FIGURED DIMENSIONS. DO NOT SCALE.
NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES.
CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUCTION WITH RELEVANT AUTHORITIES.



Received
11/05/2023

PRINT DATE:

Mark Evans
Building Designs & Drafting
Trading as MDE Building Designs
Accred No. CC1629 D
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
ABN 62550579824

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

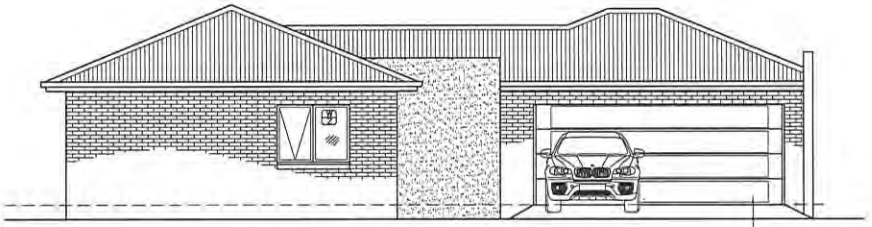
CLIENT: K. TURMINE
PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD

DRAWING TITLE(S): ELEVATIONS–UNIT 1

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: P06
DRAWN BY: ME
SHEET NO. 6 of 12

Exhibited



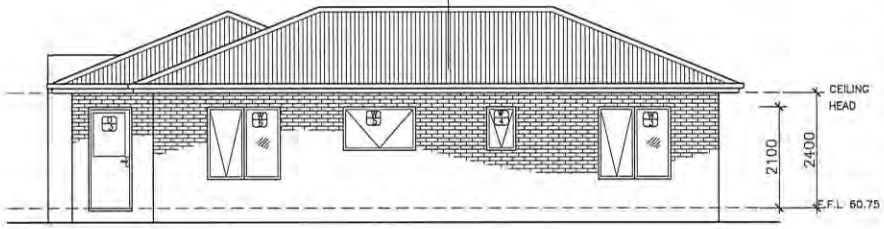
WESTERN ELEVATION

WINDOWS & DOORS
ALUMINIUM FRAMED DOORS AND AWNING WINDOWS (See window schedule)
TAS OAK OR MDF REVELS AND TRIMS
ALL FLASHING TO MANUFACTURERS SPECIFICATIONS, NCC(Vol.2) PART 3.6 & AS1288

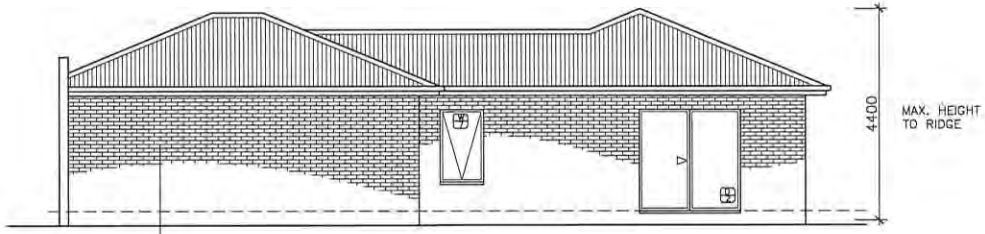
LIGHT CLADDING SUITABLE FOR SELECTED TEXTURE COAT, FIXED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE

SOUTHERN ELEVATION

ROOFING
COLORBOND CUSTOM ORB ROOF CLADDING, GUTTER AND FASCIA ALL ROUND.
COLOUR TO CLIENTS SPECIFICATION.
INSTALLED IAW MANUFACTURERS INSTRUCTIONS.



NORTHERN ELEVATION



WALL CLADDING
SELECTED FACE BRICK
REFER TO ENGINEER SPECIFICATIONS FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH PART 3.3 OF NCC V.2 AND AS1225.

EASTERN ELEVATION

Received
11/05/2023

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTORITIES.
USE ONLY FIGURED DIMENSIONS. DO NOT SCALE.
NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES.
CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUCTION WITH RELEVANT AUTHORITIES.

PRINT DATE:

Mark Evans
Building Designs & Drafting
Trading as MDE Building Designs
Accred No. CC1629 D
11 Balfour Place Launceston 7250
Mob. 0407071492
mdebuildingdesigns@bigpond.com
ABN 62850579824

ISSUE:	DATE:	DESCRIPTION:
P1	JAN. 2023	FOR PLANNING APPROVAL ONLY
P2	FEB. 2023	AMENDMENT TO P1

CLIENT: K. TURMINE
PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD

DRAWING TITLE(S): ELEVATIONS– UNIT 2

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: P07
DRAWN BY: ME
SHEET NO. 7 of 12