

Exhibited

This planning application is open for
public comment until
04 May 2026

Reference no	PLN-25-0232
Site	28 BARCLAY STREET EVANDALE
Proposed Development	Multiple Dwelling (1 existing 1 new)
Zone	8.0 General Residential
Use class	Residential

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

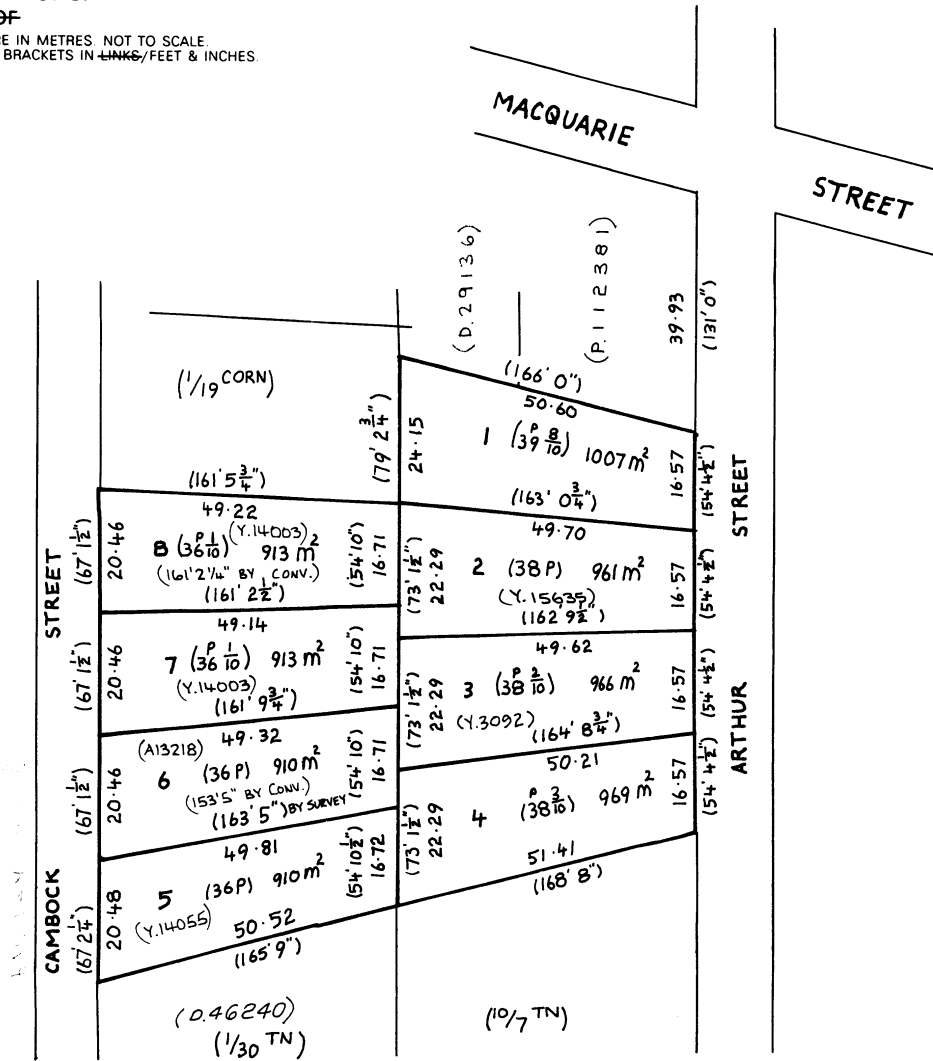
(no special form required)

APPROVED FROM - 1 NOV 1984 <i>E. R. Thony</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.24181
FILE NUMBER Y 3092	GRANTEE: PART OF 55-2-33 KENNEDY MURRAY	DRAWN PBP 30-10-84

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF EVANDALE
LAND DISTRICT OF
PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES



D.24181

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15/01/2026



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Phone: 6344 7319
Email: info@designtolive.com.au

15 January 2026

Planning Application Cover Letter

Development: Proposed Multiple Dwelling

Owner: Peter and Anne Routley

Address: 28 Barclay Street, Evandale

Council: Northan Midlands

Zone: General Residential

The proposed development relies on the below Evandale Specific Area Plan performance criteria.

Clause NOR-S5.7.4 – Windows

The proposed dwelling includes windows that are visible from the public road and therefore relies on Performance Criteria NOR-S5.7.4-P3. To demonstrate compatibility with the design and period of existing buildings within the street, careful consideration has been given to window design. This includes the window heads set lower than the minimum 300mm below the eaves line, as well as the use of multi-pane sash windows with appropriately scaled glazing bars, brick sills, clear glazing, and the use of mullions to achieve a vertical orientation of large glazing. These elements collectively ensure the windows are consistent with the established streetscape character.

Regards,
Eleisha Thalhammer
(Draftsperson)

MEMO

1 April 2026

Re: 28 Barclay Street, Evandale, Onsite Detention Memo & Specification

1. Introduction

Northern Midlands Council (NMC) requires onsite detention (OSD) to be provided for the proposed unit development at 28 Barclay Street. The peak permissible site discharge (PSD) for the 910 m² site was calculated to be 8 L/s using NMCs Onsite Detention Policy table.

The property falls away from the roadway, so NMC requires the range of 1% AEP storm events to be detained, inclusive of climate change. After discussion with NMC's Works and Infrastructure team, the SSP2-4.5 2090 climate change loading was used.

Modelling of the post development site was undertaken in Infoworks ICM.

2. Model parameters and results

The post-development site was undertaken in Infoworks ICM using 1D RAFTS hydrology, relying on the Australian Rainfall and Runoff (AR&R) Data Hub and Guidelines.

The following losses were applied, based on recommended AR&R hydrology:

Impervious surfaces:

- Initial Loss = 1mm
- Continuing Loss = 0mm/hr

Pervious surfaces (adjusted for SSP2-4.5 2090):

- Initial Loss = 21mm
- Continuing Loss = 6.3mm/hr

The model was set up so discharge from Unit 1 (the existing house) and the nearby existing brick building discharged into a single 2.5KL Tankworld slimline rainwater tank (tank 1). Similarly, all the roof runoff from Unit 2, the new dwelling, would discharge to a second tank of the same size (tank 2). The tanks were modelled with 10mm orifices. Underground detention consisting of 3 rows of DN450 pipe each 12 metres long accepted all driveway runoff as well as overflows from each

rainwater tank, and low flows from tank 1. The driveway detention orifice pit, located at the downstream end of the detention system, was modelled with a DN66 orifice which further controlled outflows to the public stormwater system.

The roof water tanks were sized to accommodate the 5% AEP, which is generally the service level of roof guttering in AS3500.3. Overflows would then pass to the driveway detention system.

The 1D model setup is Shown in Figure 1. Red polygons delineate impervious areas; cyan polygons delineate pervious areas.

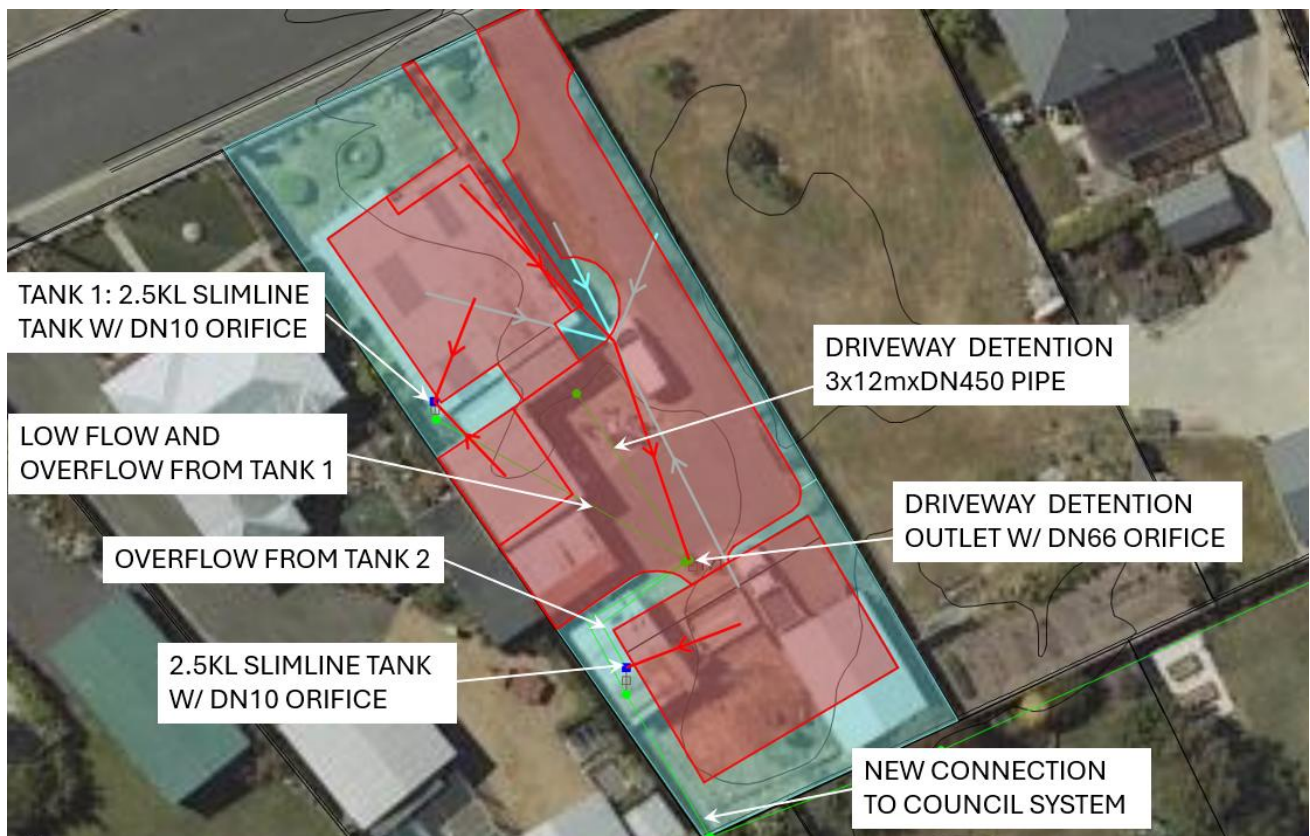


Figure 1. Infoworks 1D model setup

The range of storm durations (10 minute to 3 hour) were modelled, including pre-burst rainfall depths. Runoff from the property was found to peak at 7.5 l/s (0.00075 m³/s) during the 30-minute storm duration. This meets NMC's requirements as it is less than the PSD of 8 l/s. Figure 2 shows the box and whisker plot for the site outflows. A hydraulic grade line (HGL) from the upper end of the driveway detention pipes to the connection to NMC's stormwater system is presented in Figure 3.

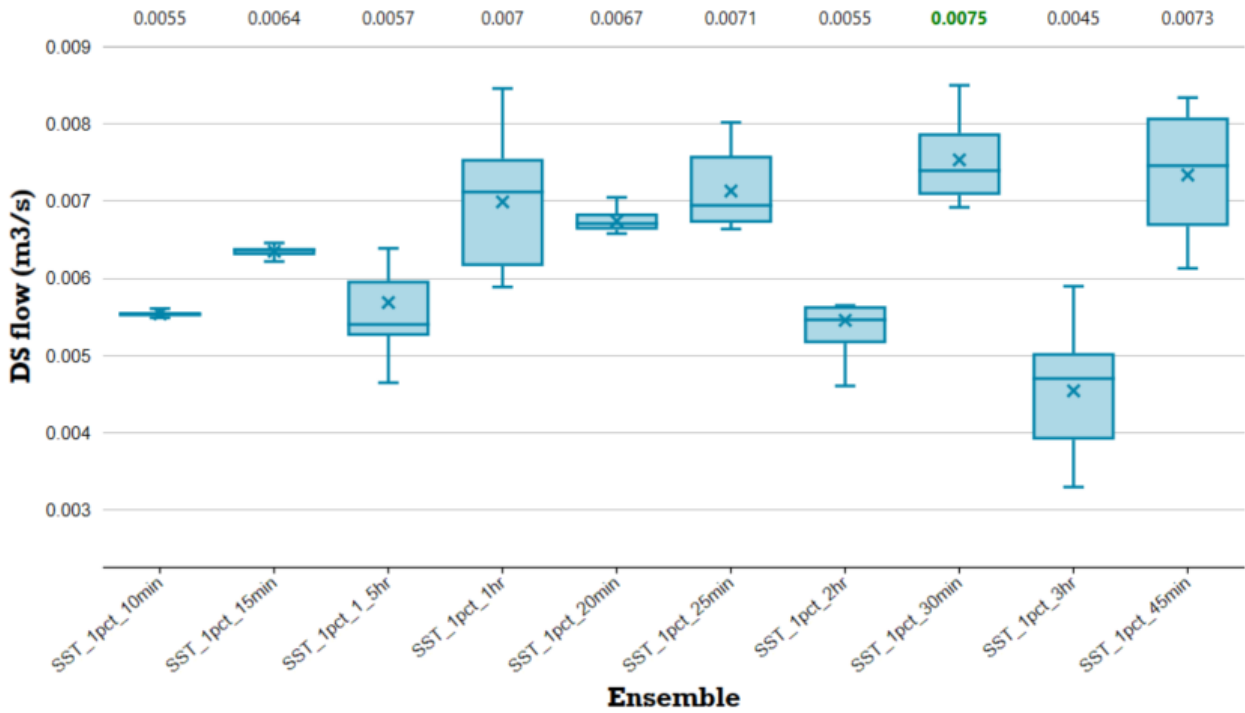


Figure 2. Post-development 1% AEP climate change flows with mean (x)

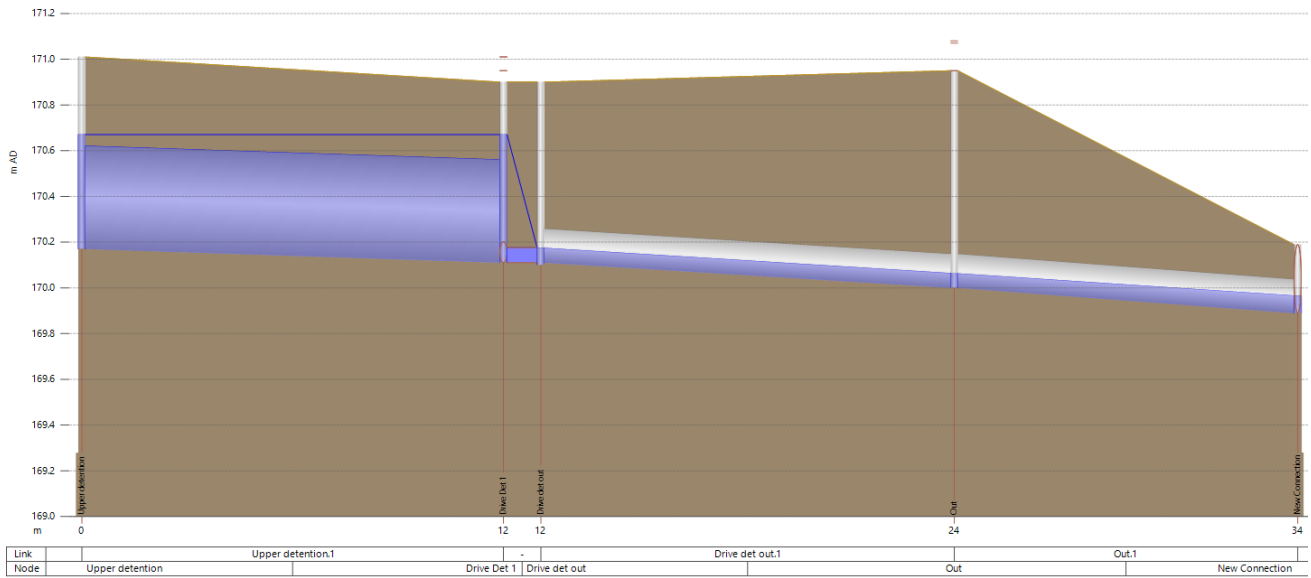


Figure 3. 1% AEP climate change HGL (drive detention to outlet)

Figure 4 shows the 5% AEP tank 1 storage peaks at 2.1 KL.

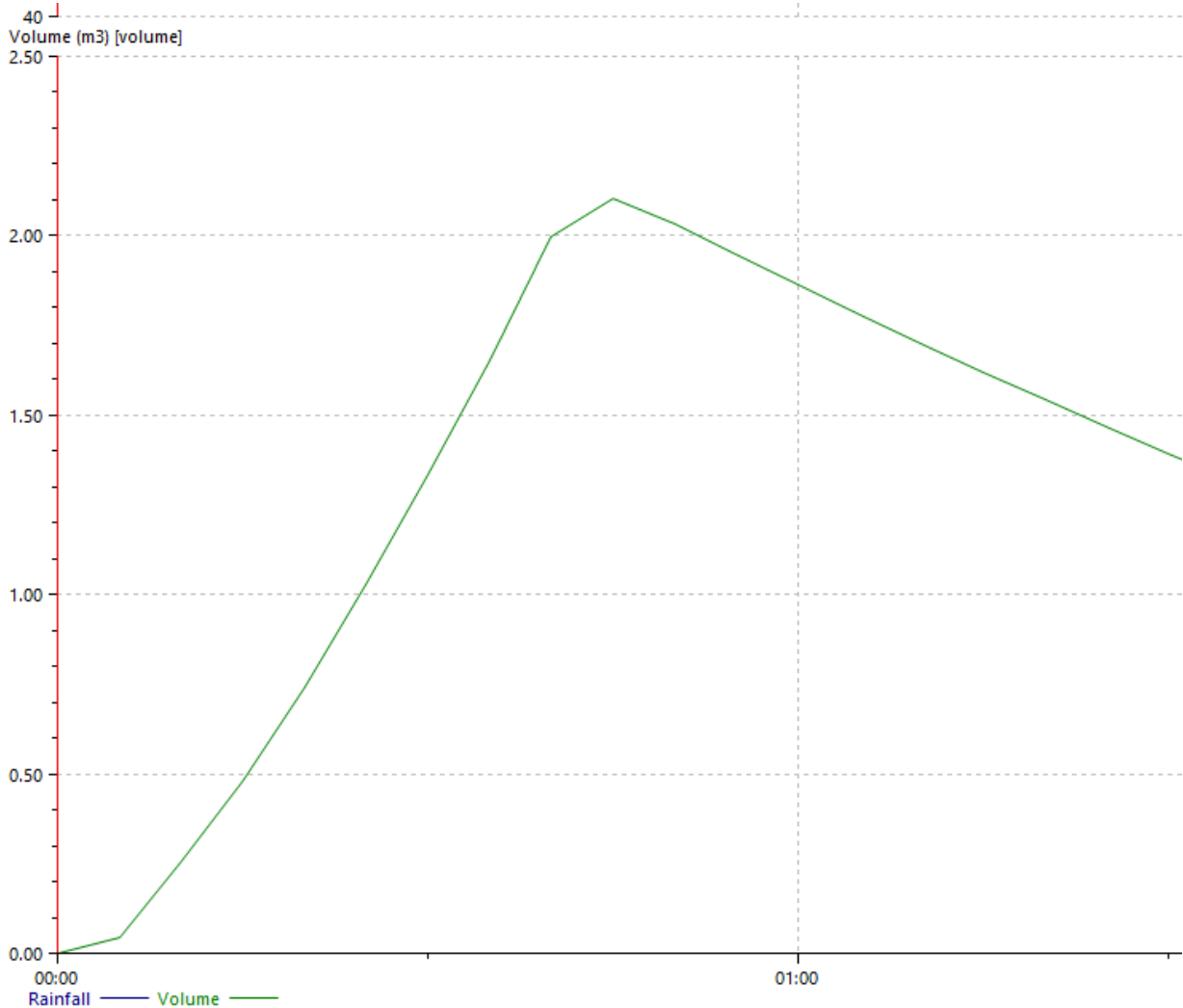


Figure 4. Tank 1 5% AEP peak storage

3. Specifications

- All Unit 1 and the adjacent existing brick building roof runoff is to be directed to a **2.5KL** Tankworld SLI2500 rainwater tank. Refer to Design to Live drawings BRCL28 6/12 and 7/12. Tank 1 low flows and overflows are to be directed to the underground detention system.
- All Unit 2 roof runoff is to be directed to a **2.5KL** Tankworld SLI2500 rainwater tank. Refer to Design to Live drawings BRCL28 6/12 and 7/12. Tank 2 overflows are to be directed to the underground detention system. Low flows from the orifice can be directed straight to the outlet pipe from the site.

- Both rainwater tanks are to be fitted with a 10mm orifice 150mm above the tank invert. Each tank is also to be fitted with a 32mm outlet pit/tap at the invert of the tank for flushing of debris collected in the 150mm depth.
- Pre-treatment or roof runoff through a leaf and roof litter guards or an inlet filter is required prior to discharge of roof water into the rain tanks.
- The rest of the site is to drain to a driveway detention system. This system is to be constructed of 3 rows of DN450 Blackmax pipe, each 12 metres long. The pipes are to be laid at 1:200 (0.5%) grade. Refer to Design to Live drawings BRCL28 6/12 and 7/12.
- Detention pipes are to be laid following the manufacturer's requirements and otherwise the top of pipe shall not have less than 100mm separation from the top of pipe to the undersized of a min. 100mm thick reinforced concrete driveway pavement.
- Immediately downstream of the driveway detention will be a minimum 600mm wide x 600mm long orifice control pit which will be fitted with a 66mm stainless steel orifice at the invert (ref. AS3500.3:2021 7.10.2a). A minimum 100mm deep sump will be set below the orifice invert, with weepholes provided for drainage of sump to the surrounding soil (ref. AS3500.3:2021 7.10.2b(iv))
- Be otherwise installed per AS3500.3:2021.
- An Operation and Maintenance Plan is provided at the end of this document.



Cameron Oakley

CONSULTING ENGINEER

B.Tech, B.Eng (Hons), MBA

Licensed Building Services Provider No. 949718126

Onsite Detention Maintenance Schedule for 28 Barclay Street, Evandale

Maintenance Action	Frequency	Procedure
Discharge Control Pit/Tanks/Return Pit		
Inspect and remove any blockage from orifices	Six Monthly	Remove any debris that has accumulated
Check attachment of orifice plate to pipe/tank (ensure no gaps exist)	Annually	Ensure orifice plate is mounted securely, tighten fixings if needed and seal any gaps which are present
Inspect for subsidence near detention tanks and pipes	Annually	Check along drainage lines and at pits for subsidence likely to show leakages
Check orifice diameter is correct and retains a sharp edge	Five Yearly	Compare orifice diameter to approved design and ensure edge of orifice is not pitted or damaged.
Inspect gutters and leaf guards and remove any debris/sludge	Annually	Remove any leaves or debris and sludge from gutters and guards and flush downpipes of building to remove any blockages.
Drain detention tanks fully from tap at base of tank	Annually	Remove any sludge that has accumulated
Inspect any surface water pits and sumps	Annually	Remove any sludge or debris that has accumulated



PROPOSED MULTIPLE DWELLINGS
28 BARCLAY STREET,
EVANDALE TAS, 7212.

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1.4.2026
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DRAWING #	DRAWING
BRCL28-1	COVER PAGE
BRCL28-2	SITE DEMOLITION PLAN
BRCL28-3	SITE PLAN
BRCL28-4	LANDSCAPE PLAN
BRCL28-5	PARKING AND TURNING
BRCL28-6	EXTERNAL SERVICES 1
BRCL28-7	EXTERNAL SERVICES 2
BRCL28-8	STRATA PLAN
BRCL28-9	FLOOR PLAN
BRCL28-10	ELEVATIONS NORTH-SOUTH
BRCL28-11	ELEVATIONS EAST-WEST
BRCL28-12	PERSPECTIVES



AREAS	(m ²)	COUNCIL	ZONE
EX. DWELLING UNIT 1	104.91	NORTHERN MIDLANDS COUNCIL	GENERAL RESIDENTIAL ZONE
EXISTING BRICK BUILDING	33.41	LAND TITLE REFERENCE 24181/6	ENERGY STAR RATING TBC
PROP. DWELLING UNIT 2	119.57	PROPERTY ID 6395488	CLIMATE ZONE 7
PROP. VERANDAH	20.04	LOT SIZE (M ²) 910	ALPINE AREA N/A
		BAL RATING N/A	CORROSION ENV' LOW
		DESIGN WIND CLASS N2	SITE HAZARDS N/A
		SOIL CLASSIFICATION H1	
		PLANNING OVERLAY EVANDALE SPECIFIC AREA PLAN, AIRPORT OBSTACLE LIMITATION AREA	



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SITE ADDRESS:
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EVANDALE TAS, 7212.

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COVER PAGE

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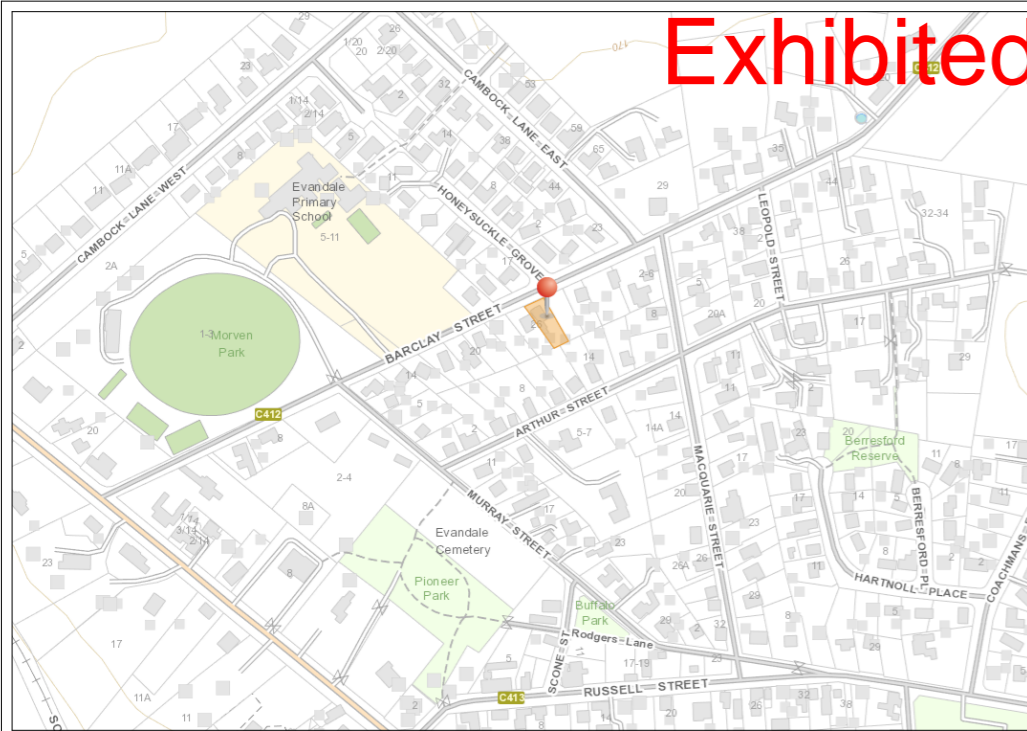
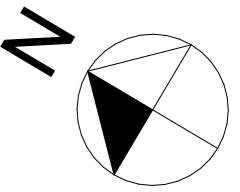
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BRCL28
R1	18/11/2025	FOR REVIEW	DRAWN	B.H	DRAWING	1/12
R2	12/01/2026	FOR REVIEW				
R3	01/04/2026	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	NTS

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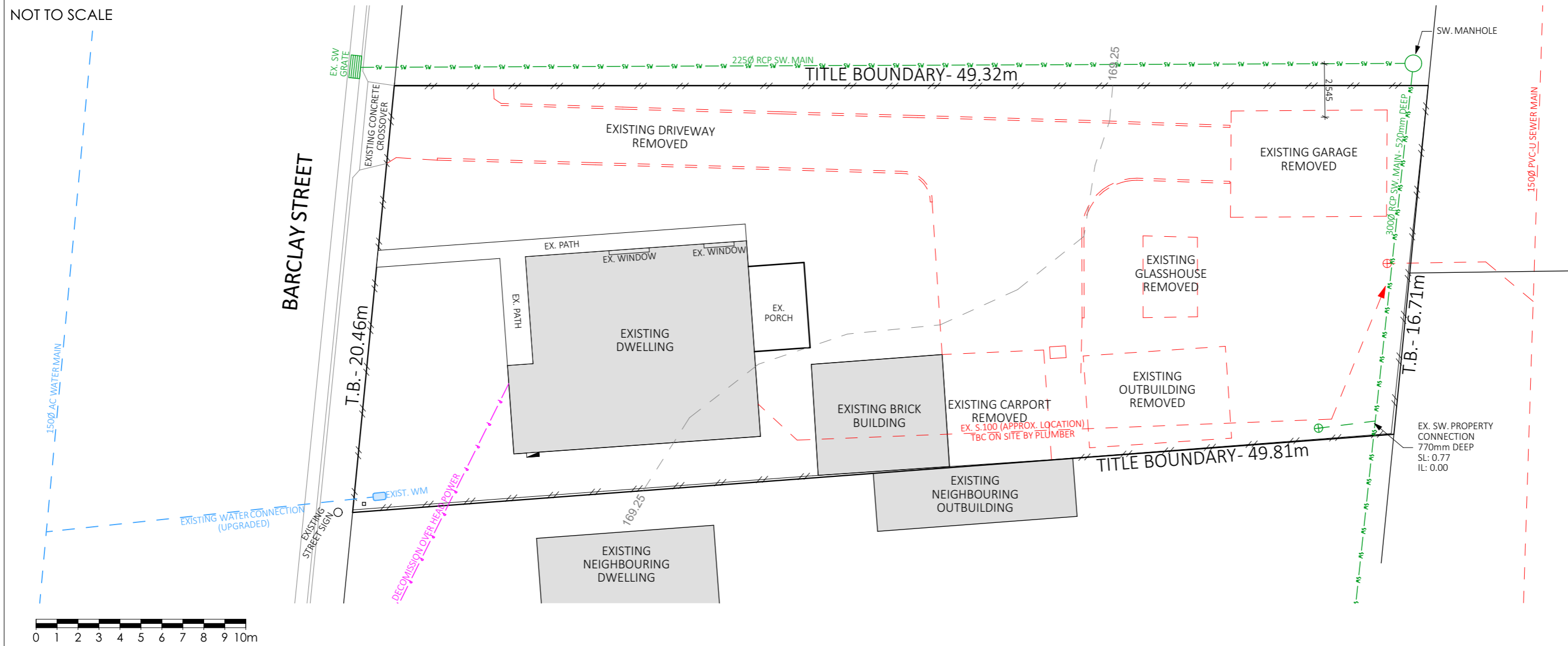
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AREA	m ²
EX. DWELLING UNIT 1	104.91
EXISTING BRICK BUILDING	33.41

LOCALITY PLAN
NOT TO SCALE



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SITE
DEMOLITION
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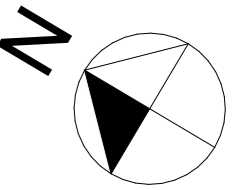
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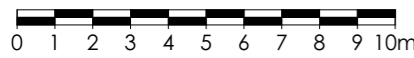
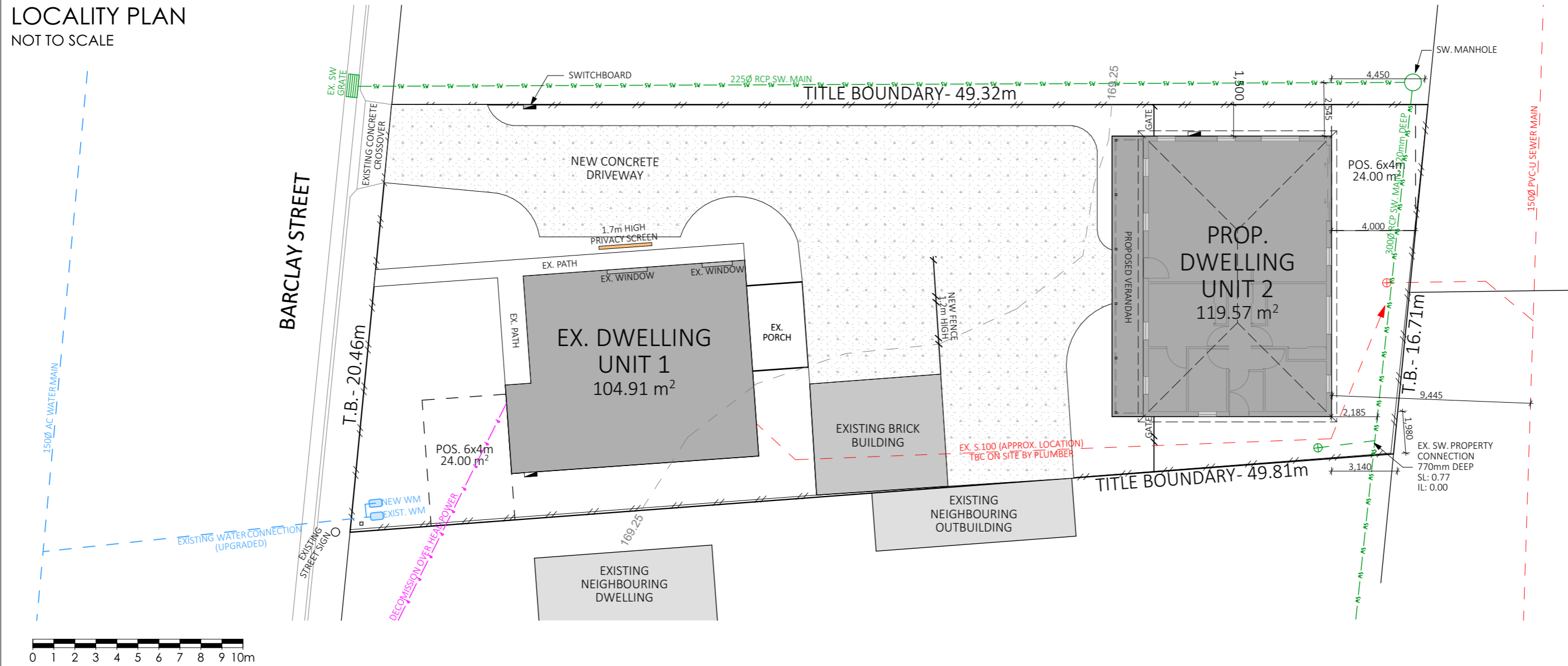
1.4.2026



AREA	m ²
EX. DWELLING UNIT 1	104.91
EXISTING BRICK BUILDING	33.41
PROP. DWELLING UNIT 2	119.57
PROP. VERANDAH	20.04



LOCALITY PLAN
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DESIGN TO LIVE

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
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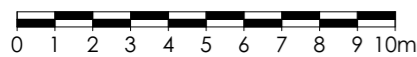
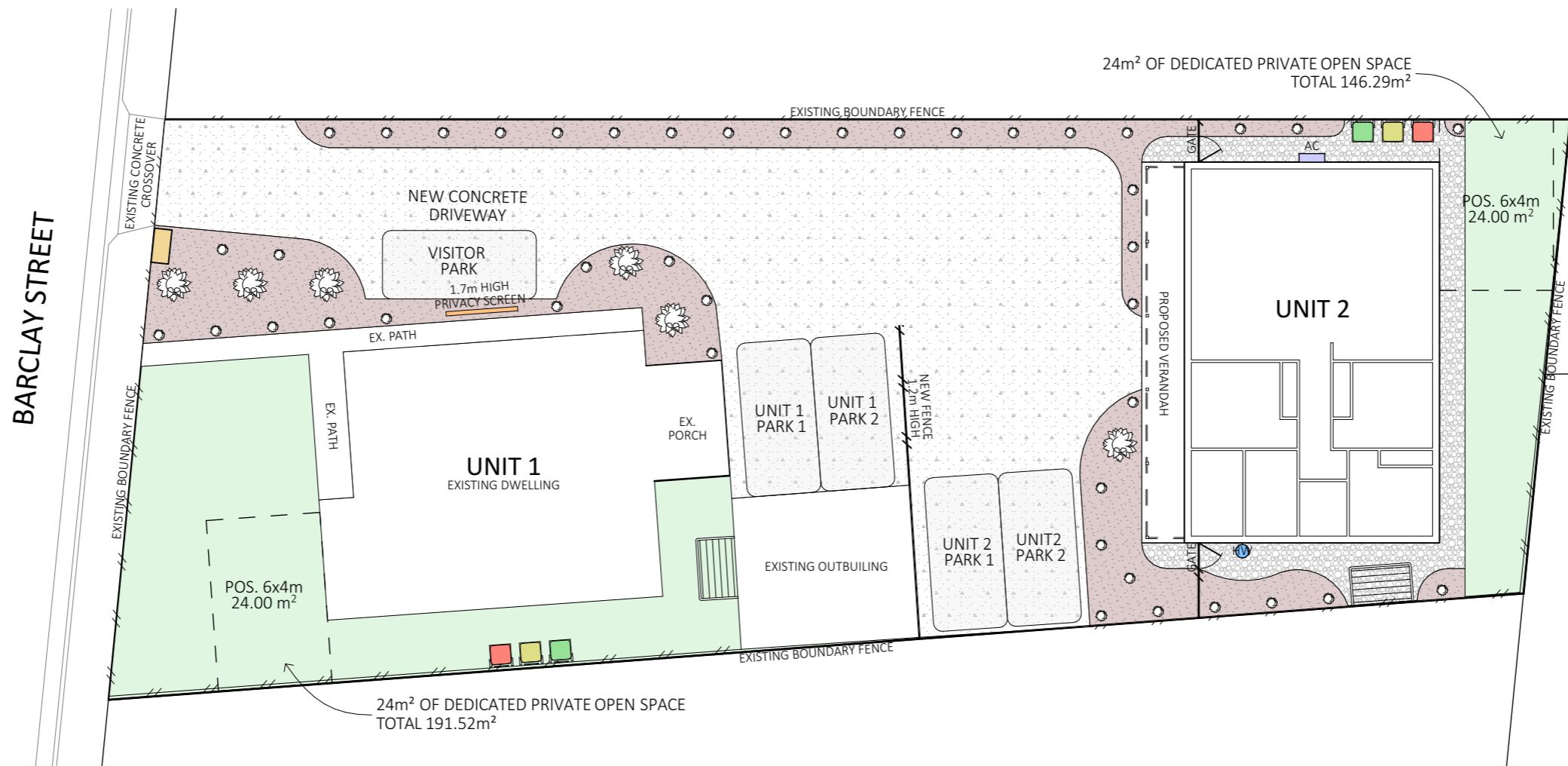
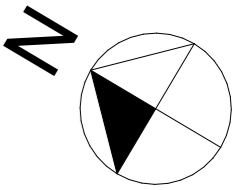
LANDSCAPING KEY

-  LANDSCAPING ZONE
AS SELECTED AND DESIGNED BY OWNER
-  GRAVEL PATH
AS SELECTED BY OWNER
-  GRASSED AREA
SYNTHETIC OR REAL GRASS AS SELECTED BY OWNER
-  MAIL BOX
LOCKABLE MAIL BOXES AS SELECTED BY OWNER
-  AC UNITS
LOCATION OF EXTERNAL CONDENSER UNIT
-  HOTWATER UNIT
AS SELECTED BY OWNER
-  CLOTHES LINE
FENCE MOUNTED, AS SELECTED BY OWNER
-  WHEELIE BINS
RECYCLING, WASTE & FOGO
-  EXISTING FENCING

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EVANDALE TAS, 7212.

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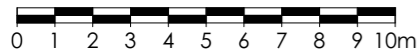
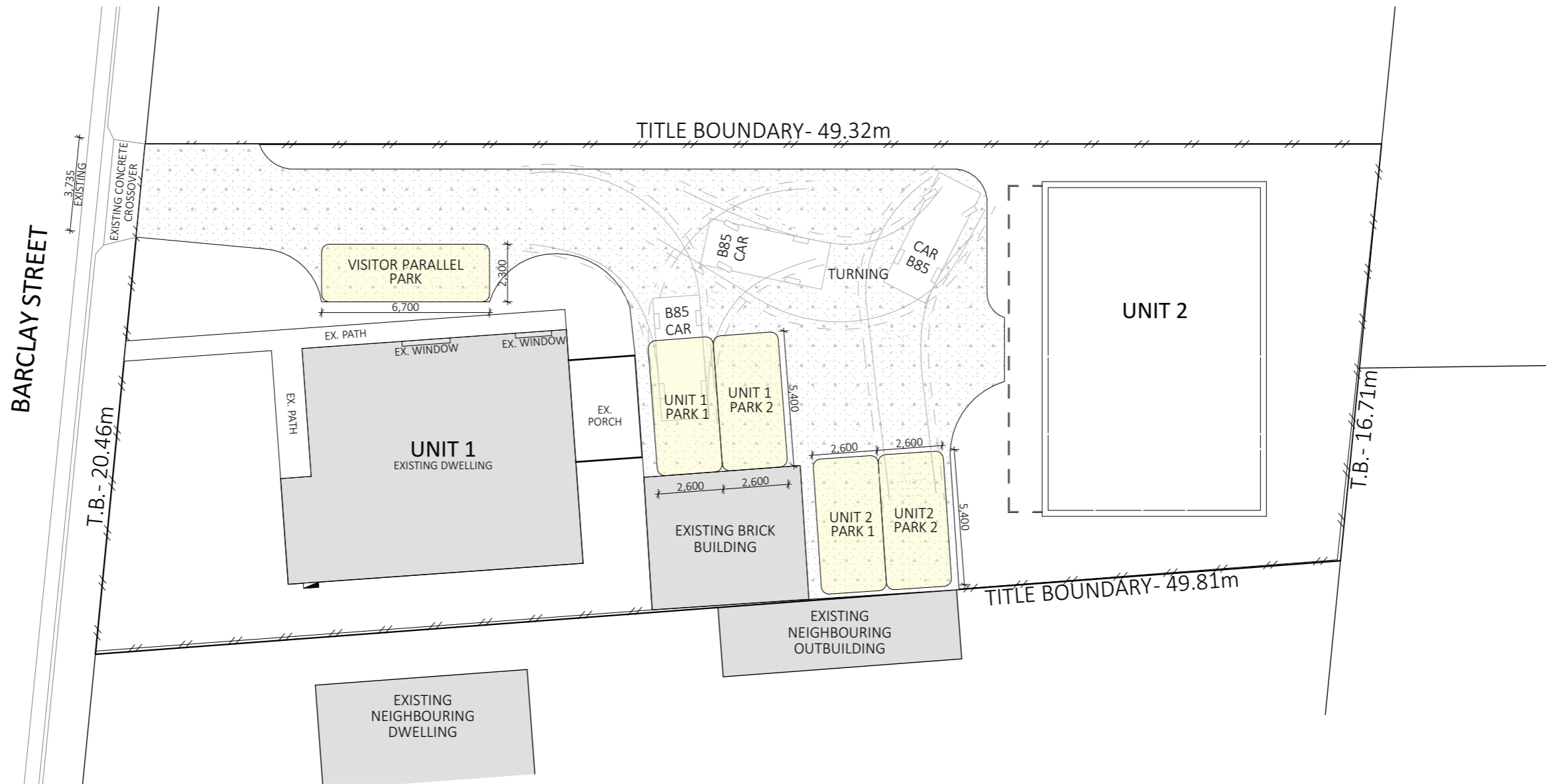
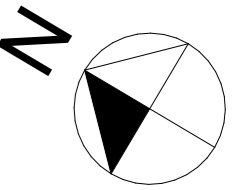
PARKING:

UNIT 1 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
 UNIT 2 - 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
 1 x VISITOR PARKING SPACE (FORWARD ENTERY/EXIT)

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LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
AAV	AIR ADMITTANCE VALVE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	STORMWATER LINE (150mm PVC)
	SEWER LINE (100mm PVC)

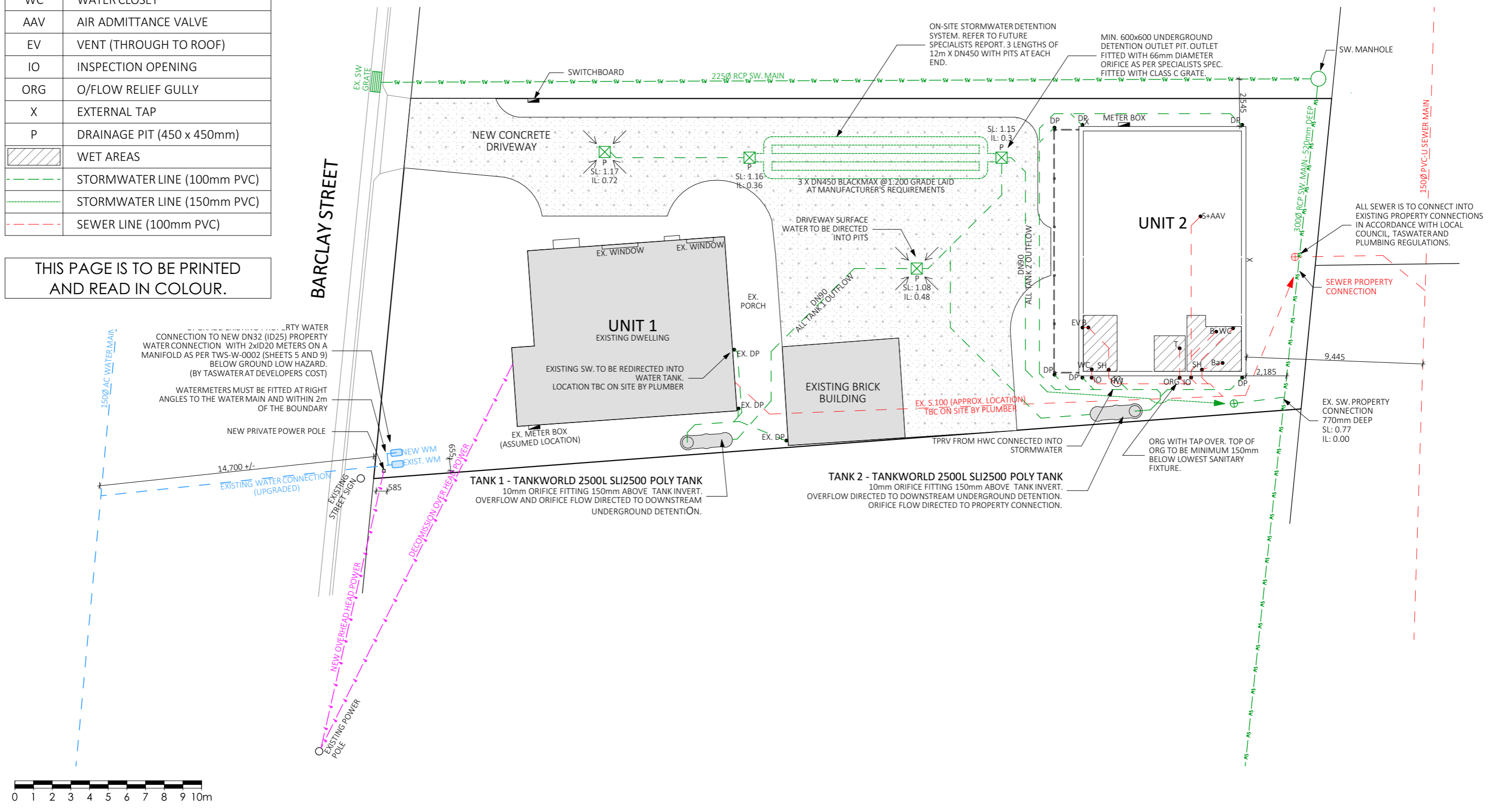
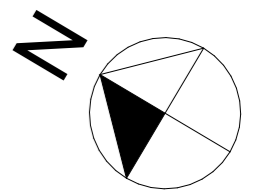
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NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

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SITE ADDRESS:
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SERVICES 1

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R3	01/04/2026	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:200

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
- MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
 - b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
- MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

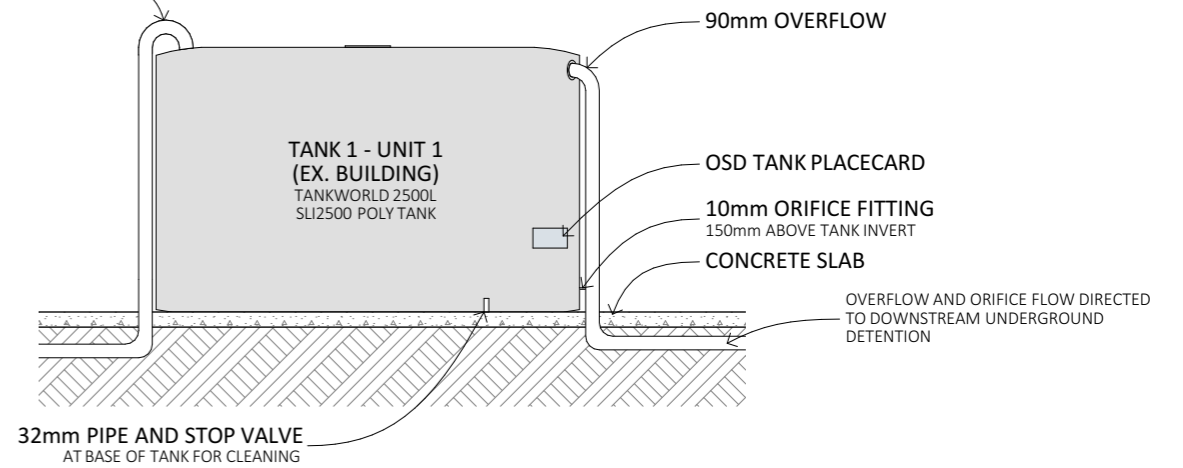
- a) ALL FLOW AND RETURN PIPING
 - b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
- MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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LITTER GUARDS INSTALLED

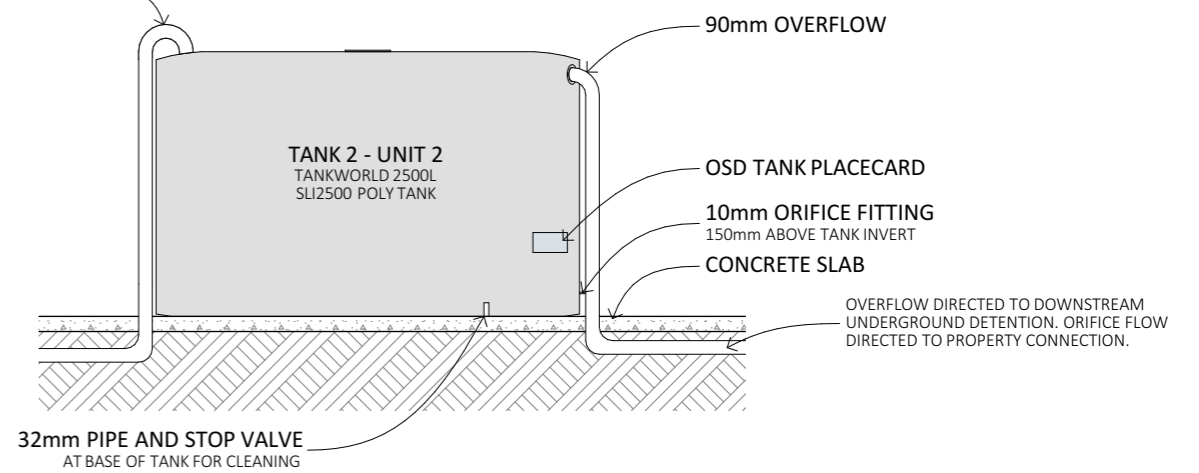


TANK 1 DETAIL

1:50



LITTER GUARDS INSTALLED



TANK 2 DETAIL

1:50



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SERVICES 2

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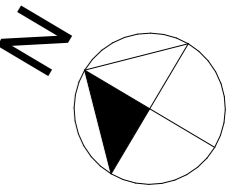
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BRCL28
R1	18/11/2025	FOR REVIEW				
R2	12/01/2026	FOR REVIEW	DRAWN	B.H	DRAWING	7/12
R3	01/04/2026	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	NTS

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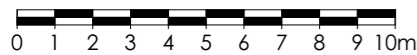
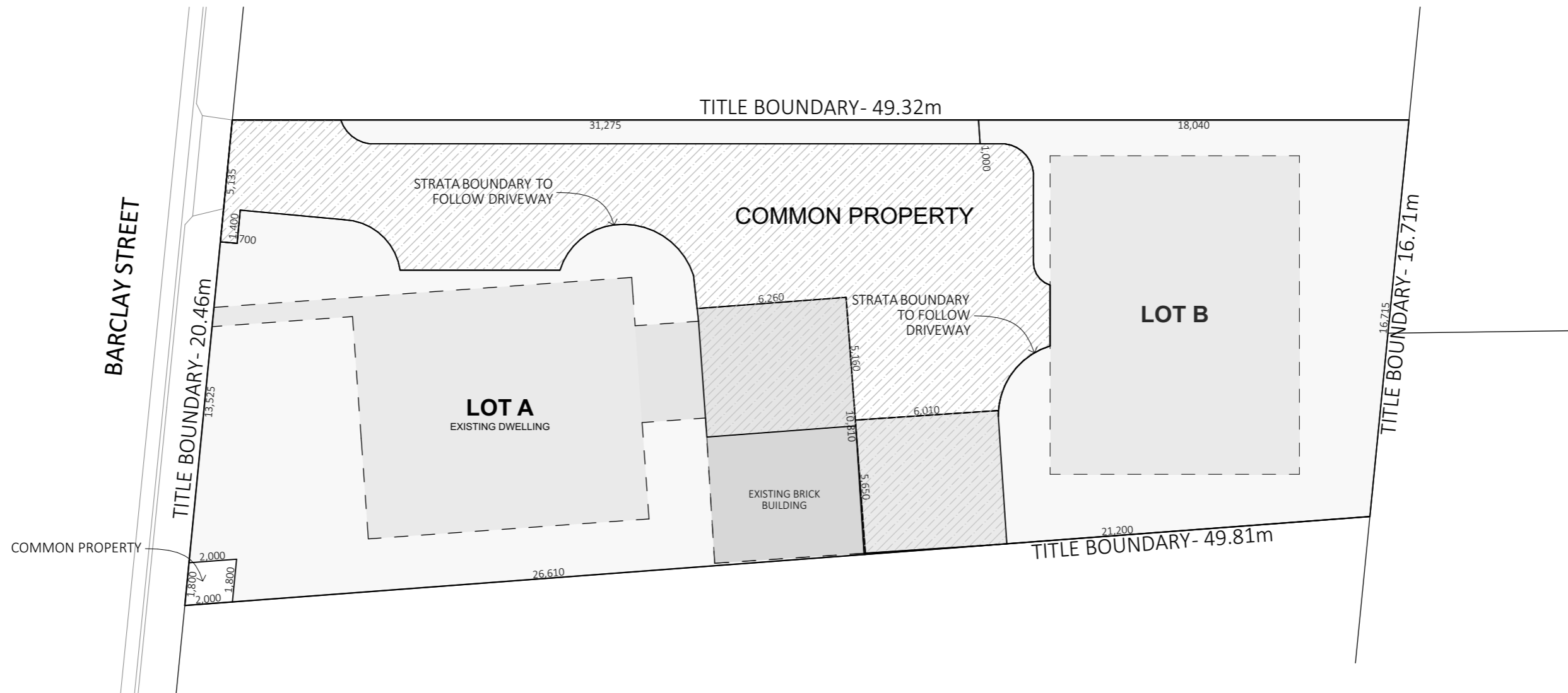
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LOT SUMMARY

LOT A 332.14 m ² IMPERVIOUS 202.40 m ² (60.94%)	COMMON PROPERTY 246.66 IMPERVIOUS 216.70 m ² (87.85%)
LOT B 299.28 m ² IMPERVIOUS 173.16m ² (57.85%)	SITE 910m ² IMPERVIOUS 592.26m ² (65.08%)



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SITE ADDRESS:
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DRAWING
STRATA PLAN

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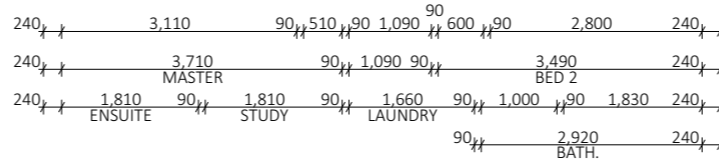
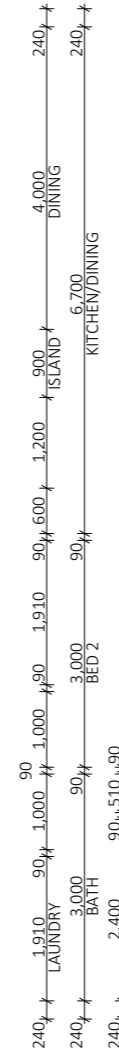
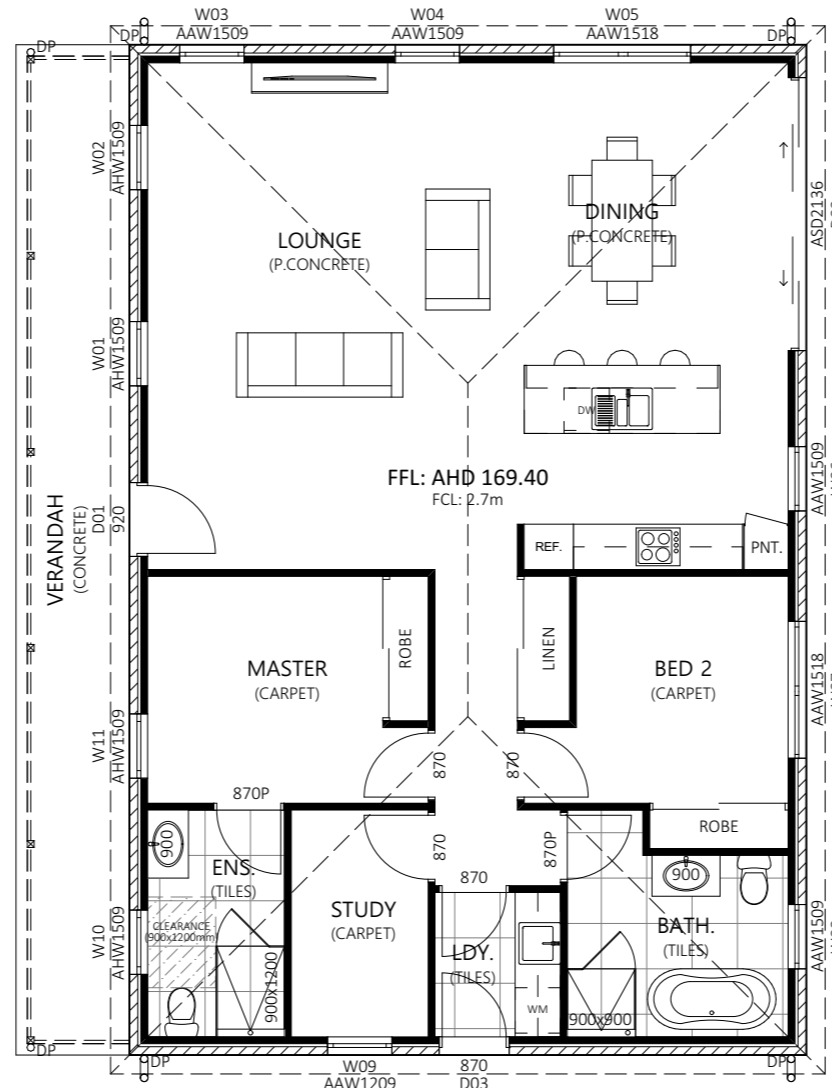
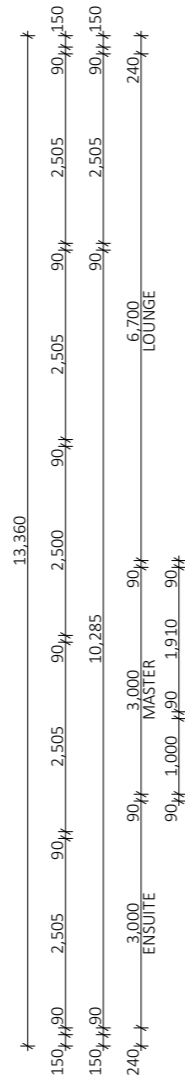
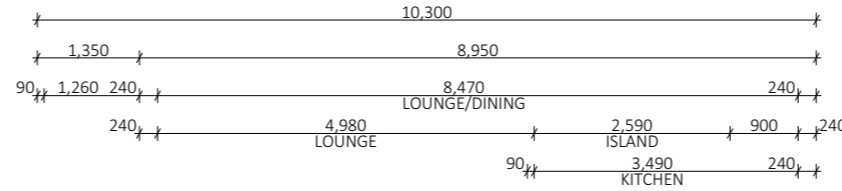
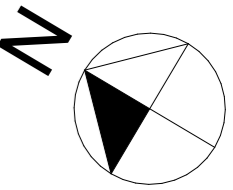
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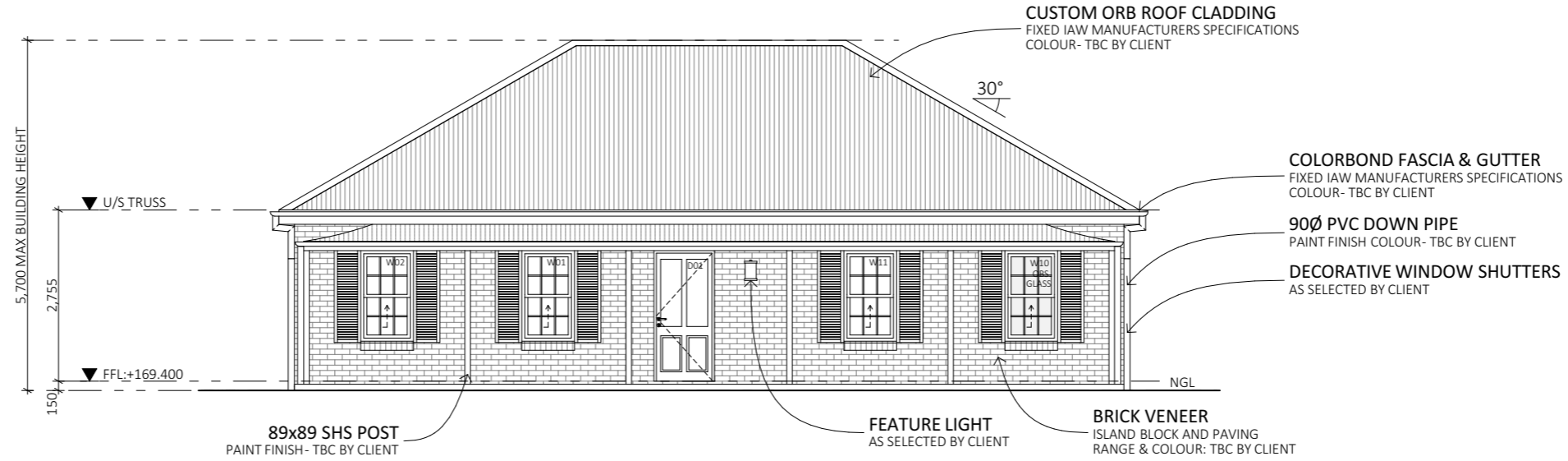
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R1	18/11/2025	FOR REVIEW				
R2	12/01/2026	FOR REVIEW	DRAWN	B.H	DRAWING	9/12
R3	01/04/2026	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:100

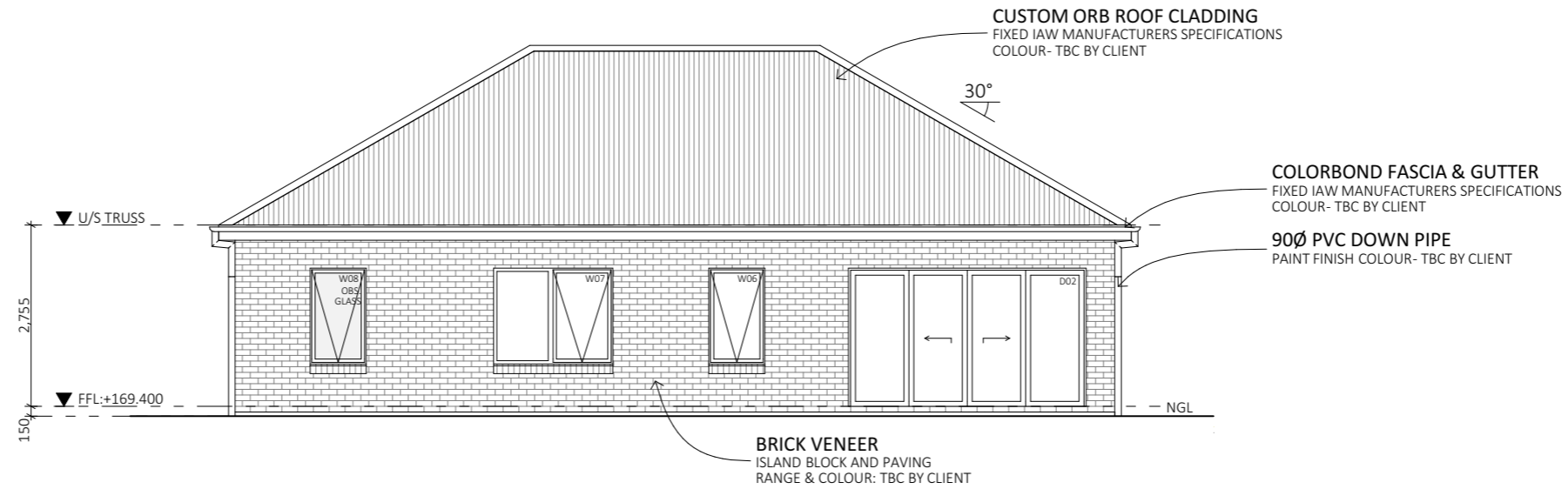
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NORTHERN ELEVATION



SOUTHERN ELEVATION



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DRAWING ELEVATIONS
 NORTH-SOUTH

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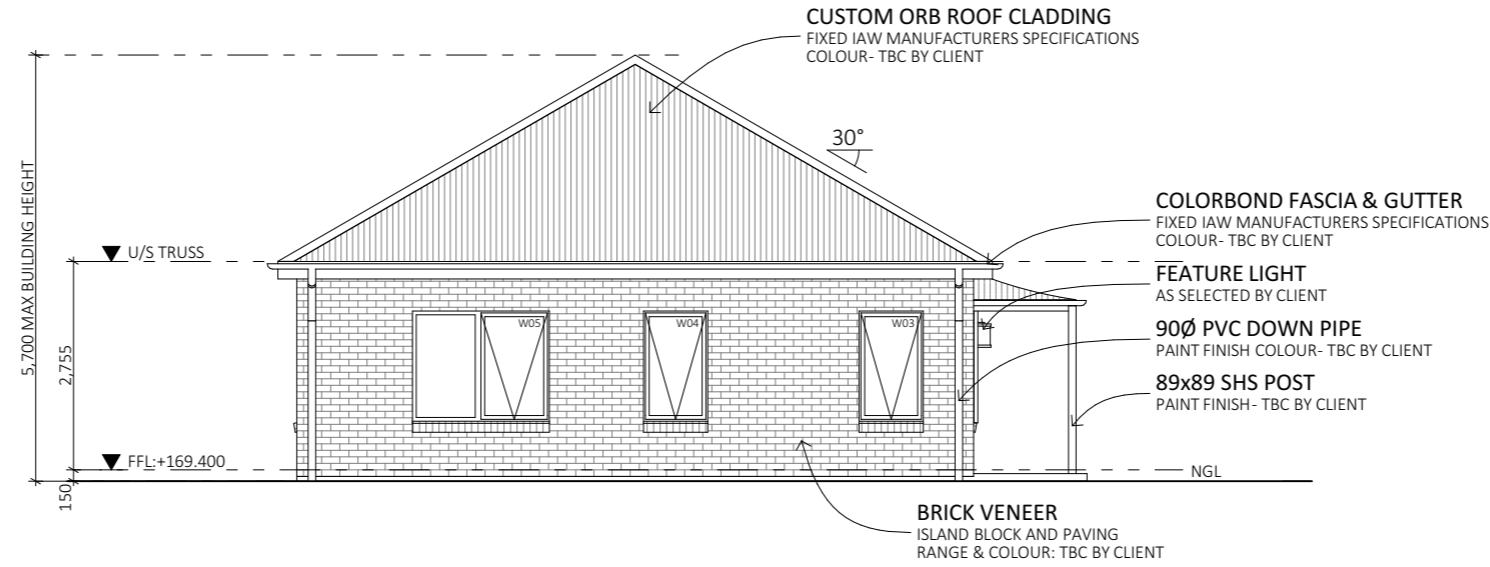
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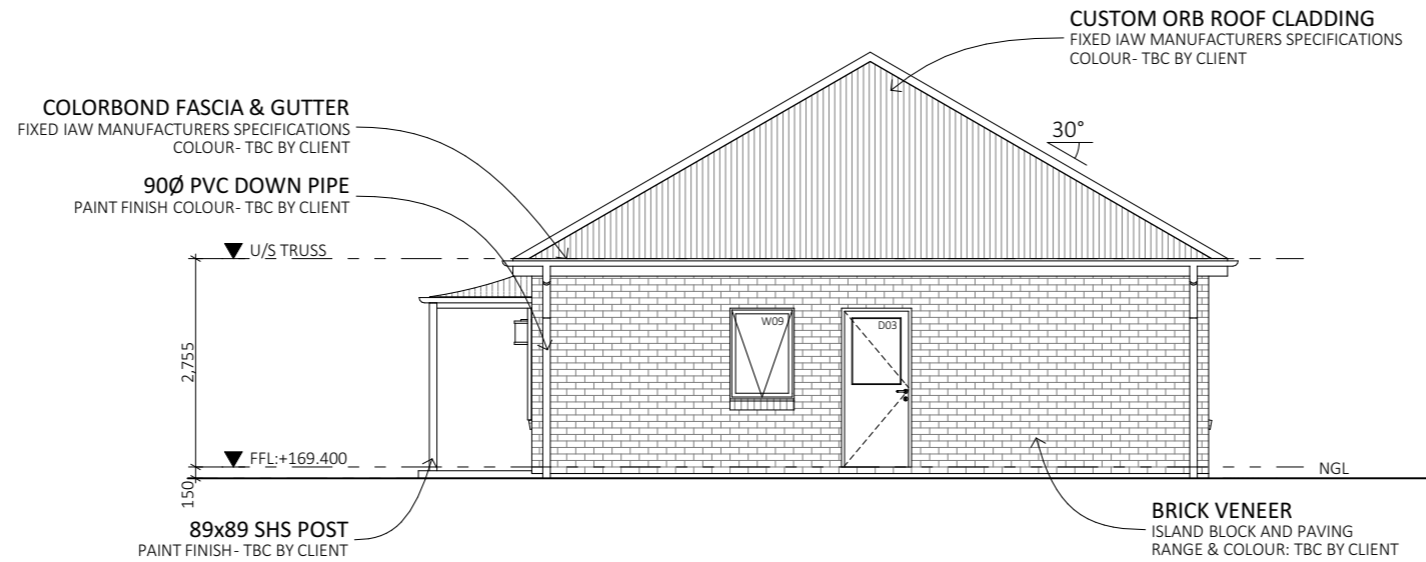
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EASTERN ELEVATION



WESTERN ELEVATION



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**DRAWING
 ELEVATIONS
 EAST-WEST**

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R3	01/04/2026	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:100

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R1	18/11/2025	FOR REVIEW	DRAWN	B.H	DRAWING	12/12
R2	12/01/2026	FOR REVIEW				
R3	01/04/2026	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	NTS