

Exhibited

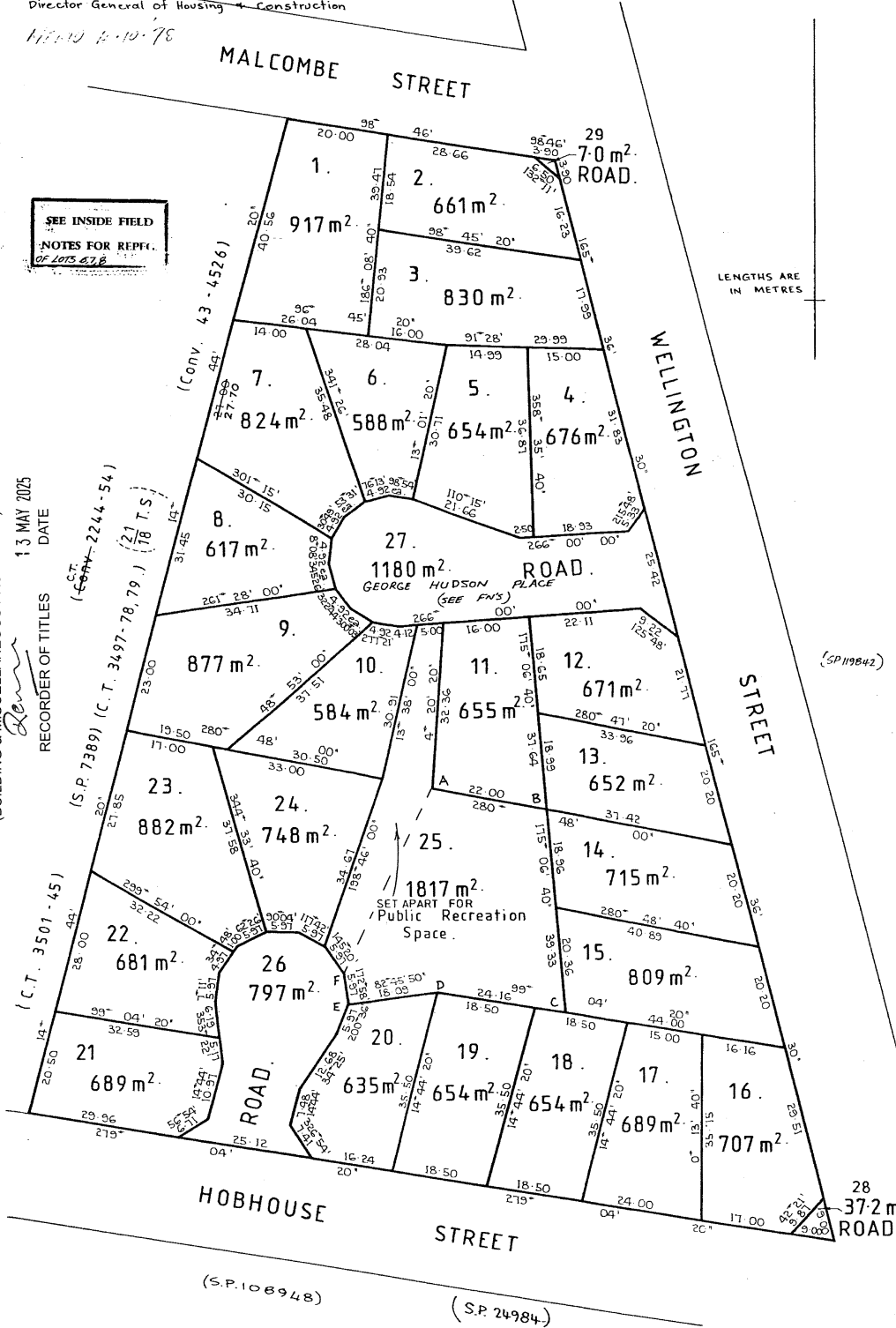
This planning application is open for
public comment until
09 June 2026

Reference no	PLN-26-0092
Site	3 BRUCE PLACE LONGFORD
Proposed Development	Secondary Residence
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)

Owner: DIRECTOR GENERAL OF HOUSING & CONSTRUCTION Title Reference: 3717-72 CT. Grantee: Part of Section B9 Lot 2-1-0-0 Gtd. to Michael Whiteley & Lots 4, 6 & 7-668ha Gtd. to John Crause - Whole of Lot 37678-2 on the Gtd. to the Director General of Housing & Construction 17/10/10/78	PLAN OF SURVEY by Surveyor: D. J. McCulloch of land situated in the TOWN OF LONGFORD SECTION B9 Scale: 1 : 600.	Registered Number: S.P11088 Effective from - 6 NOV 1978 P/I <i>M. M. M. M.</i> Recorder of Titles
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SEE INSIDE FIELD
NOTES FOR REPT.
OF LOTS 4, 6, 7

E391434 - REQUEST TO AMEND SP11088
NOTATION 'SET APART FOR PUBLIC RECREATION SPACE'
DELETED FROM THAT PORTION OF LOT 25 MARKED ABCDEF
PURSUANT TO SECTION 103 OF THE LOCAL GOVERNMENT
(BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993.
13 MAY 2025
RECORDED OF TITLES DATE

Our Ref: 21.168

8 May 2026

Planning Department
Northern Midlands Council
By Email: planning@nmc.tas.gov.au

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Dear Sir/Madam,

BACKYARD UNITS FOR YOUNG PEOPLE PROJECT – 3 BRUCE PLACE, LONGFORD – PLANNING SUBMISSION

Homes Tasmania has contracted 6ty Pty Ltd to provide services related to the Backyard Units Initiative. The initiative seeks to address youth homelessness. The delivery of demountable backyard units will accommodate young people and enable them to remain within the family home.

1. Background

A backyard unit is proposed at 3 Bruce Place, Longford, a property owned by Homes Tasmania. The unit will remain ancillary to the existing single dwelling on the site and is intended to provide accommodation for an existing household member. The proposal satisfies the definition for a secondary residence under the *Tasmanian Planning Scheme – Northern Midlands* (the “Planning Scheme”).

The siting and form of the proposed secondary residence complies with the applicable standards under General Residential Zone provisions. However, it relies on a Performance Criterion in the Longford Specific Area Plan. A Discretionary permit is therefore sought from Council in accordance with Clause 6.8.1 of the Planning Scheme and sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* (the “Act”).

This permit application comprises this Planning Submission and the following documents:

1. Completed Planning Application Form;
2. Landowner Consent;
3. Proposal Plans; and
4. Certificate of Title.

2. Planning overview

Location	3 Bruce Place, Longford
Property ID	6732384
Title Information	Certificate of Title Volume 11088 Folio 23
Land Area	882 m ²
Landowner	Homes Tasmania
Planning Instrument	<i>Tasmanian Planning Scheme – Northern Midlands</i>
Use Class	Residential (single dwelling)
Proposed Development	Construction of a secondary residence

Zone	8.0 – General Residential
Overlays	Airport Obstacle Limitation Area
Relevant Codes	C2.0 – Parking and Sustainable Transport Code C3.0 – Road and Railway Assets Code C16.0 – Safeguarding of Airports Code
Specific Area Plan	NOR-S6.0 Longford Specific Area Plan
Status of Proposal	Discretionary (Relies on Clause NOR-S6.7.2 P1)

3. Subject Site

The subject site is located at 3 Bruce Place, Longford (PID 6732384) and comprises a single lot described in CT 11088/23. The property is owned and administered by Homes Tasmania (formerly the Director of Housing pursuant to the *Homes Tasmania Act 2022*). It is held as authority freehold land.

The location of the site is shown in the aerial image in Figure 1. It has an area of approximately 882 m² and contains a single-storey, three-bedroom dwelling with a footprint of approximately 127 m² and an associated shed of approximately 19 m². The dwelling is constructed of brick veneer and features a hipped tile roof.

Figure 1 – Site Location



The site is an irregularly shaped lot located to the north-west of the Bruce Place turning circle and comprises relatively flat terrain. Existing ground levels (relative to the Australian Height Datum (AHD)) predominantly range between 141.2 metres and 141.5 metres AHD.

The site includes an area of private open space exceeding 350 m² to the rear of the existing dwelling. A driveway extends along the site's western boundary, which is capable of accommodating at least three vehicles in tandem.

The site is serviced by a water reticulation main located within Bruce Place, together with public sewer and stormwater mains extending along the rear boundary. Existing private sanitary drainage and stormwater infrastructure associated with the existing dwelling extend in a north-westerly direction and connect to this public infrastructure.

The surrounding area comprises a mix of single and multiple dwellings of varying styles, though the built form is predominantly single-storey. The properties adjoining the side and rear boundaries of the site contain single dwellings clad in brick on the external walls. These dwellings feature a combination of gable and hipped roof forms clad in either tile or metal. An area set apart for public recreation space extends between Bruce Place and George Hudson Place to the east of the site, beyond the adjoining property in this direction.

4. Proposed Use and Development

The proposed secondary residence comprises a relocatable unit with a floor area of approximately 40 m². The unit contains a studio-style layout incorporating a combined living and sleeping area, kitchen facilities, and a separate bathroom. A timber-framed stair will be constructed to the north of the unit to facilitate access.

The unit will be set back approximately 2.5 metres from the southern side boundary and 4.5 metres from the rear boundary. It will also be sited approximately 1.5 metres from the public sewer and stormwater mains extending along the rear boundary.

Existing private stormwater infrastructure associated with the existing dwelling will be redirected around the proposed unit and extended to service the development. Additional sanitary drainage infrastructure will also be installed. These works will enable the unit to connect to the existing private drainage infrastructure servicing the site, which ultimately connects to the public sewer and stormwater systems.

The unit is supported on adjustable legs that enable it to accommodate the site's topography and minor variations in ground level across the building footprint. The development will have a maximum building height of approximately 3.9 metres.

5. Planning Assessment

5.1 Use Categorisation

A single dwelling, including a secondary residence, has a No Permit Required use status within the General Residential Zone under Clause 8.1 (Use Table) of the Planning Scheme.

A single dwelling is defined as follows:

“means a dwelling on a lot on which no other dwelling, other than a secondary residence, is situated”.

A secondary residence is defined as follows:

“means an additional residence which is self-contained and:

- (a) has a gross floor area not more than 60m²;
- (b) is appurtenant to a single dwelling;
- (c) shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and
- (d) may include laundry facilities”.

The proposed unit will generally function as a self-contained living space while relying on some facilities within the existing dwelling and will have a floor area of approximately 40 m². It is effectively a remote extension of the existing dwelling, while remaining appropriately categorised as a secondary residence. The unit will share the existing vehicular access, parking arrangements and utility connections servicing the existing dwelling.

In accordance with Clause 6.6.1 of the Planning Scheme, the No Permit Required status is contingent upon compliance with the applicable Acceptable Solutions of the zone, code and specific area plan provisions. The proposal complies with the applicable standards of the General Residential Zone and relevant codes, as demonstrated in the assessment that follows. However, the proposal relies on the Performance Criterion in Clause NOR-S6.7.2 P1 of the Longford Specific Area Plan. The development is therefore Discretionary under Clause 6.8.1 and requires assessment against that criterion, as addressed in Section 6 of this Planning Submission.

5.2 General Residential Zone

Clause 8.4 Development Standards for Dwellings			
Clause 8.4.2 Setbacks and building envelope for all dwellings			
Requirement(s)		Assessment	Compliance
A1	Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;	The proposed unit will be located to the rear of the existing dwelling, and therefore will be set back more than 4.5 m from the Bruce Place frontage.	Complies

Clause 8.4.2 Setbacks and building envelope for all dwellings		
Requirement(s)	Assessment	Compliance
<p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	<p>The site has single frontage and this requirement therefore does not apply.</p> <p>The site is not vacant and this requirement therefore does not apply.</p> <p>The unit will not be located above a non-residential use and this requirement therefore does not apply.</p>	
<p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>No garages or carports are proposed.</p>	<p>Not applicable</p>

Clause 8.4.2 Setbacks and building envelope for all dwellings

Requirement(s)	Assessment	Compliance
<p>A3</p>	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>Complies</p> <p>The proposed unit will be set back in accordance with the relevant frontage setback requirement in Clause 8.4.2 A1 (a).</p> <p>The unit will be set back approximately 2.5 m from the nearest boundary (southern side boundary). The building height permitted for this setback is 5.5 m. The unit will have a maximum building height of approximately 3.9 m and will therefore be contained within the envelope.</p> <p>The unit does not include any walls that will be set back within 1.5 m of the site's boundaries.</p>

Clause 8.4.3 Site coverage and private open space for all dwellings		
Requirement(s)	Assessment	Compliance
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>The proposed unit will result in a site coverage of approximately 21.11%.</p> <p>The proposal does not involve a multiple dwelling. Accordingly, this requirement does not apply.</p>	<p>Complies</p>
<p>A2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m² or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>The private open space that will be retained to the rear of the existing single dwelling exceeds the minimum requirements. It has an area exceeding 24 m² and with a minimum dimension of 4 m.</p>	<p>Complies</p>

Clause 8.4.6 Privacy for all dwellings		
Requirement(s)	Assessment	Compliance
<p>A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	<p>The proposed unit does not include a balcony or deck, with a floor level more than 1 m above existing ground level, located within 3 m of a side boundary or 4 m of the rear boundary of the site.</p>	<p>Complies</p>
<p>A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p>	<p>The proposed unit does not include a window or glazed door, with a floor level more than 1 m above existing ground level, located within 3 m of a side boundary or 4 m of the rear boundary of the site.</p>	<p>Complies</p>

Clause 8.4.6 Privacy for all dwellings		
Requirement(s)	Assessment	Compliance
<p>A2 (a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%. 		<i>Complies</i>

Clause 8.4.6 Privacy for all dwellings			
	Requirement(s)	Assessment	Compliance
A3	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p style="margin-left: 20px;">(i) it is separated by a screen of not less than 1.7m in height; or</p> <p style="margin-left: 20px;">(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	The proposal does not include a shared driveway or shared parking space, noting that the secondary residence will be appurtenant to the existing dwelling on-site.	Not applicable
Clause 8.4.7 Frontage fences for all dwellings			
	Requirement(s)	Assessment	Compliance
A1	No Acceptable Solution.	The proposal does not include frontage fencing.	Not applicable.

5.3 Parking and Sustainable Transport Code

Table C2.1 requires single dwellings with two or more bedrooms to have two car parking spaces. The proposal remains categorised as a single dwelling use, for which Table C2.1 requires two parking spaces where containing two or more bedrooms. The site will retain off-street parking for at least two vehicles. Accordingly, the proposal complies with Acceptable Solution A1 of Clause C2.5.1. It is not subject to the other standards in the Code.

5.4 Road and Railway Assets Code

The proposal does not include a new vehicle crossing; however, has the potential to result in a minor intensification of the use of the existing site access. The RMS Guide to Traffic Generating Developments identifies that dwelling houses typically generate nine daily vehicle trips. The proposal involves a secondary residence appurtenant to the existing single dwelling. Any intensification of the existing access due to the proposal will therefore be significantly less than the threshold (40 daily vehicle trips) under the terms of Clause C3.5.1 A1.4. The proposed development therefore complies with the Acceptable Solution.

5.5 Safeguarding of Airports Code

The site is subject to an Airport Obstacle Limitation Area associated with Launceston Airport. The overlay maps specify a minimum obstacle limitation height of 316 metres AHD for the site. The proposed unit will be situated on land with an elevation of approximately 141.5 metres AHD and will have a maximum building height of approximately 3.9 metres, giving an overall height of approximately 145.4 metres AHD. Accordingly, the development will remain well below the specified obstacle limitation height and is exempt from the Code.

5.6 Longford Specific Area Plan

The applicable standards in the provisions for the Specific Area Plan are considered below. The applicable Performance Criterion is considered in Section 6.

Clause NOR-S6.7 Development Standards for Buildings and Works			
Clause NOR-S6.7.2 Roof form and materials			
Requirement(s)		Assessment	Compliance
A1	Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S6.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.	The proposed unit incorporates a low-pitched roof form concealed by a parapet on three sides.	Relies on performance criteria
Clause NOR-S6.7.3 Wall materials			
Requirement(s)		Assessment	Compliance
A1	Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.	The unit will be located directly behind the existing single dwelling on the site. Accordingly, it will be effectively screened from view when observed from the street. There is no public open space directly adjoining the site.	Complies
Clause NOR-S6.7.4 Windows			
Requirement(s)		Assessment	Compliance
A1	Window heads in all buildings, excluding places listed in Table C6.1, sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the eaves line, or match the level of the window heads in the existing building.	The unit does not contain eaves; however, it is noted that the window heads will be located more than 300 mm below the level of the parapet.	Not applicable

Clause NOR-S6.7.4 Windows			
Requirement(s)	Assessment	Compliance	
A2	Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.	The unit will not directly face the street frontage.	Not applicable
A3	Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.	The unit will be effectively screened from view when observed from the street, and there is no public open space directly adjoining the site.	Complies

6. Performance Criteria Assessment

6.1 Clause NOR-S6.7.2 Roof Form and Materials

The objective for the standard states:

“That roof forms are designed to be compatible with, and not detract from, the existing streetscape or rural village character”.

The performance criteria for the standard states:

“P1

Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to:

- (a) the design and period of construction of the existing buildings in the street;
- (b) the nature of the sensitive use; the design and period of construction of the existing buildings or rural village character; and
- (c) visibility from any road or public open space”.

The surrounding area is characterised predominantly by single-storey dwellings, with those adjoining the site incorporating a combination of gable and hipped roof forms clad in either tile or metal.

While the proposed unit incorporates a contemporary low-pitched roof concealed behind parapets, the structure is modest in scale and will be located to the rear of the existing dwelling. Its visibility from Bruce Place and nearby public areas will therefore be limited.

Accordingly, the proposal will be compatible with, and will not detract from, the existing streetscape or rural village character. It complies with the Performance Criterion.

6. Conclusion

The permit application seeks planning approval for a secondary residence at 3 Bruce Place, Longford.

The proposal complies with the Acceptable Solutions for the applicable standards of the General Residential Zone and relevant codes.

The unit also complies with Acceptable Solutions in the Longford Specific Area Plan, along with the following Performance Criterion:

- Clause NOR-S6.7.2 P1 (Roof form and materials).

Accordingly, it is submitted that a Discretionary permit can be issued in accordance with Clause 6.8.1 of the Planning Scheme and sections 51 and 57 of the Act.

Please do not hesitate to contact me should you have any queries in relation to this application.

Yours faithfully

6ty° Pty Ltd



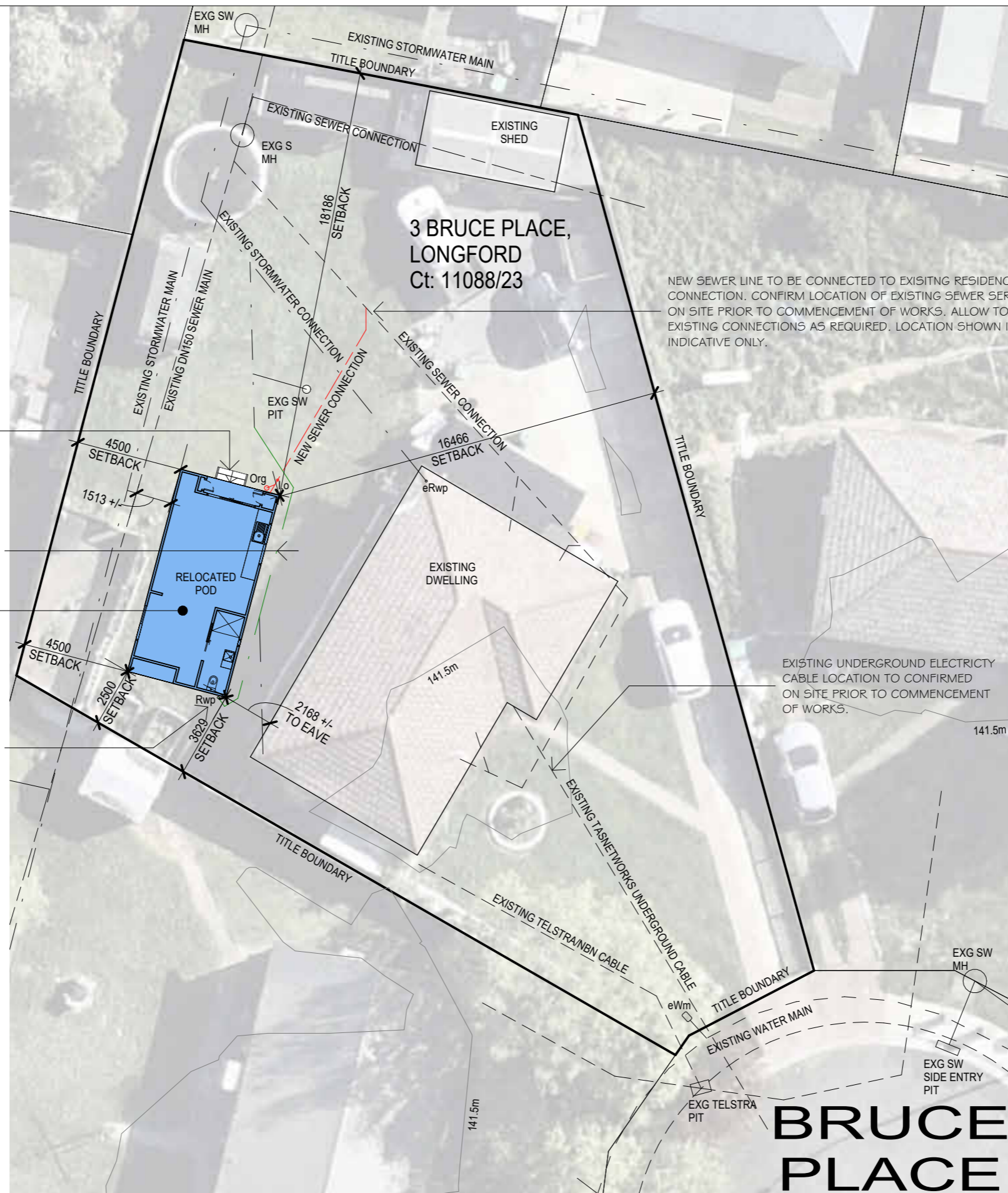
Ashley Brook
Planning Consultant

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Designer
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287 Charles Street
Launceston Tasmania
P (03) 6332 3300



NEW SEWER LINE TO BE CONNECTED TO EXISTING RESIDENCE CONNECTION. CONFIRM LOCATION OF EXISTING SEWER SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALLOW TO MODIFY EXISTING CONNECTIONS AS REQUIRED. LOCATION SHOWN IS INDICATIVE ONLY.

TIMBER FRAMED STAIR

ALLOW TO MODIFY EXISTING STORMWATER LINE AROUND FOOTPRINT OF POD. CONFIRM LOCATION OF EXISTING STORMWATER SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS.

RELOCATED POD. REFER NOTE.

NEW STORMWATER LINE TO BE CONNECTED TO EXISTING RESIDENCE CONNECTION. CONFIRM LOCATION OF EXISTING STORMWATER SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS.

EXISTING UNDERGROUND ELECTRICITY CABLE LOCATION TO CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

RELOCATED POD:
PROPOSED 40m² POD TO BE RELOCATED FROM EXISTING SITE. ENSURE STRUCTURAL INTEGRITY OF EXISTING POD PRIOR TO INSTALLATION. MAKE GOOD TO EXISTING POD, INCLUDING BUT NOT LIMITED TO:

- SEALS
- FLASHINGS
- GUTTERS, DOWNPIPES & ROOFING
- SEWER & WATER LINES
- FOOTING CONNECTION POINTS
- CLADDING
- DOORS & WINDOWS
- INTERNAL LININGS
- FLOOR FINISHES
- ARCHITRAVES & SKIRTINGS
- PAINT FINISHES
- JOINERY
- PLUMBING & ELECTRICAL FIXTURES

DAMAGED COMPONENTS SHOULD BE REPLACED LIKE-FOR-LIKE WHERE BEYOND REPAIR. ENSURE COMPONENTS THAT HAVE MOVED ARE TO BE REINSTALLED.

ISSUE	DATE	ISSUED FOR
001	08.04.26	ISSUED FOR CLIENT INFORMATION
002	06.05.26	ISSUED FOR PLANNING APPROVAL

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHT © THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVEN.

PROJECT: HOMES TAS BYI
ADDRESS: 3 BRUCE PLACE, LONGFORD
FOR: TYPE - 40sqm (RELOCATED POD)
DRAWING: SITE PLAN

SITE PLAN

SCALE 1 : 200

PROPERTY IS CONNECTED VIA UNDERGROUND CABLES. CONNECTION & LOCATION OF UNDERGROUND CABLES TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF WORKS.

ON-SITE SERVICE LOCATIONS SHOWN ARE INDICATIVE ONLY. CONFIRM SERVICE LOCATIONS PRIOR TO COMMENCEMENT OF WORKS.

- KEY:**
- I.o INSPECTION OUTLET
 - eRwp EXISTING RAIN WATER PIPE
 - Org OVERFLOW RELIEF GULLY WITH HBC OVER
 - Rwp RAIN WATER PIPE
 - eWm EXISTING WATER METER

SITE COVERAGE SCHEDULE:

EXISTING DWELLINGS:	127m ² +/-
EXISTING SHEDS:	19m ² +/-
PROPOSED UNIT:	40.0m ²
TOTAL SITE AREA:	881m ²
COVERAGE:	21.11% +/-

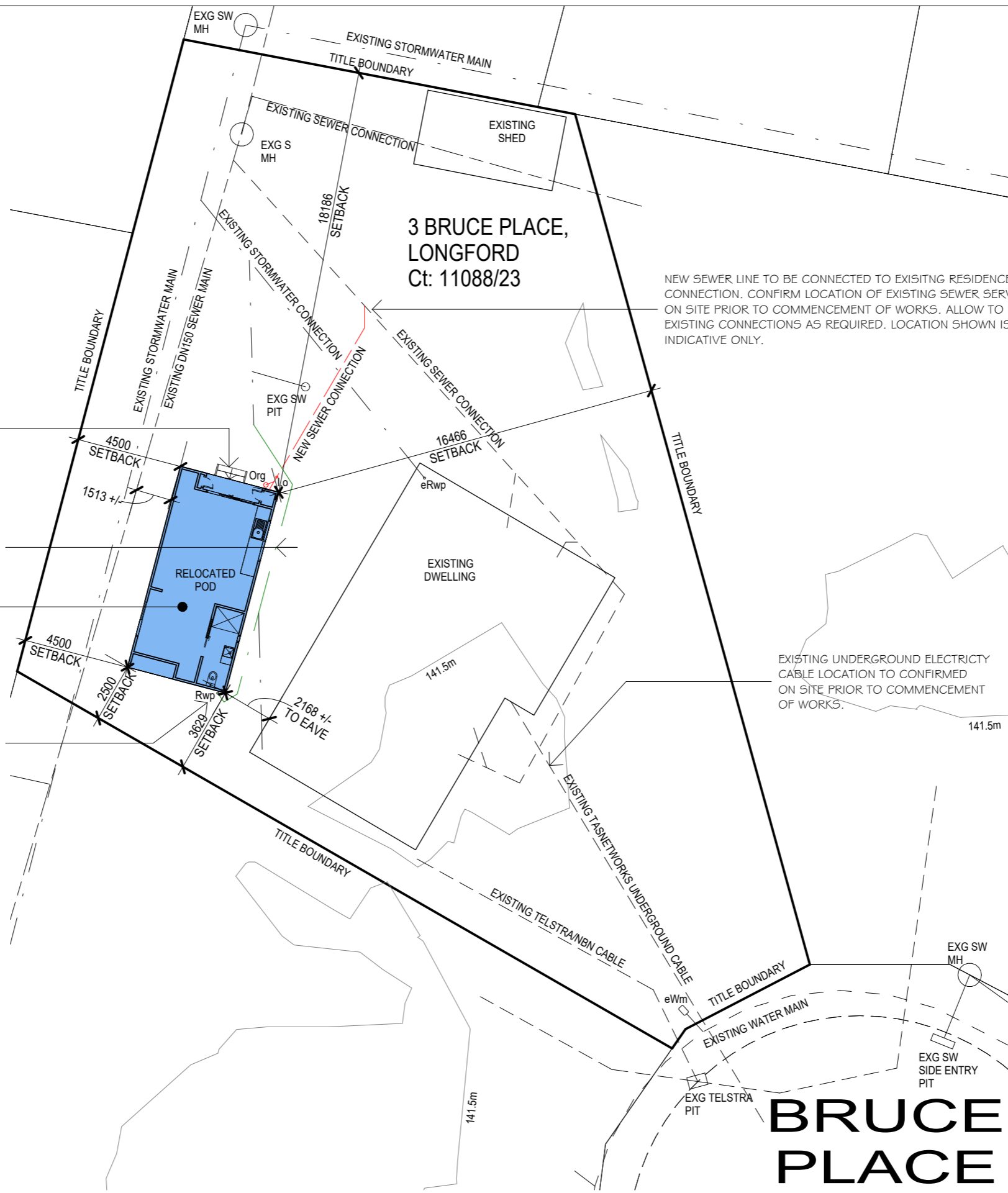


Exhibited



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NEW SEWER LINE TO BE CONNECTED TO EXISTING RESIDENCE CONNECTION. CONFIRM LOCATION OF EXISTING SEWER SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALLOW TO MODIFY EXISTING CONNECTIONS AS REQUIRED. LOCATION SHOWN IS INDICATIVE ONLY.

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RELOCATED POD. REFER NOTE.

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EXISTING UNDERGROUND ELECTRICITY CABLE LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

ISSUE	DATE	ISSUED FOR
001	08.04.26	ISSUED FOR CLIENT INFORMATION
002	06.05.26	ISSUED FOR PLANNING APPROVAL

RELOCATED POD:
PROPOSED 40m² POD TO BE RELOCATED FROM EXISTING SITE. ENSURE STRUCTURAL INTEGRITY OF EXISTING POD PRIOR TO INSTALLATION. MAKE GOOD TO EXISTING POD, INCLUDING BUT NOT LIMITED TO:

- SEALS
- FLASHINGS
- GUTTERS, DOWNPIPES & ROOFING
- SEWER & WATER LINES
- FOOTING CONNECTION POINTS
- CLADDING
- DOORS & WINDOWS
- INTERNAL LININGS
- FLOOR FINISHES
- ARCHITRAVES & SKIRTINGS
- PAINT FINISHES
- JOINERY
- PLUMBING & ELECTRICAL FIXTURES

DAMAGED COMPONENTS SHOULD BE REPLACED LIKE-FOR-LIKE WHERE BEYOND REPAIR. ENSURE COMPONENTS THAT HAVE MOVED ARE TO BE REINSTALLED.

SITE PLAN - NO IMAGE
SCALE 1 : 200

PROPERTY IS CONNECTED VIA UNDERGROUND CABLES. CONNECTION & LOCATION OF UNDERGROUND CABLES TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF WORKS.

ON-SITE SERVICE LOCATIONS SHOWN ARE INDICATIVE ONLY. CONFIRM SERVICE LOCATIONS PRIOR TO COMMENCEMENT OF WORKS.

KEY:

I.o INSPECTION OUTLET
eRwp EXISTING RAIN WATER PIPE
Org OVERFLOW RELIEF GULLY WITH HBC OVER
Rwp RAIN WATER PIPE
eWm EXISTING WATER METER

SITE COVERAGE SCHEDULE:

EXISTING DWELLINGS: 127m² +/-
EXISTING SHEDS: 19m² +/-
PROPOSED UNIT: 40.0m²
TOTAL SITE AREA: 881m²

COVERAGE: 21.11% +/-



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHT © THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVEN.

PROJECT: HOMES TAS BYI

ADDRESS: 3 BRUCE PLACE, LONGFORD

FOR: TYPE - 40sqm (RELOCATED POD)

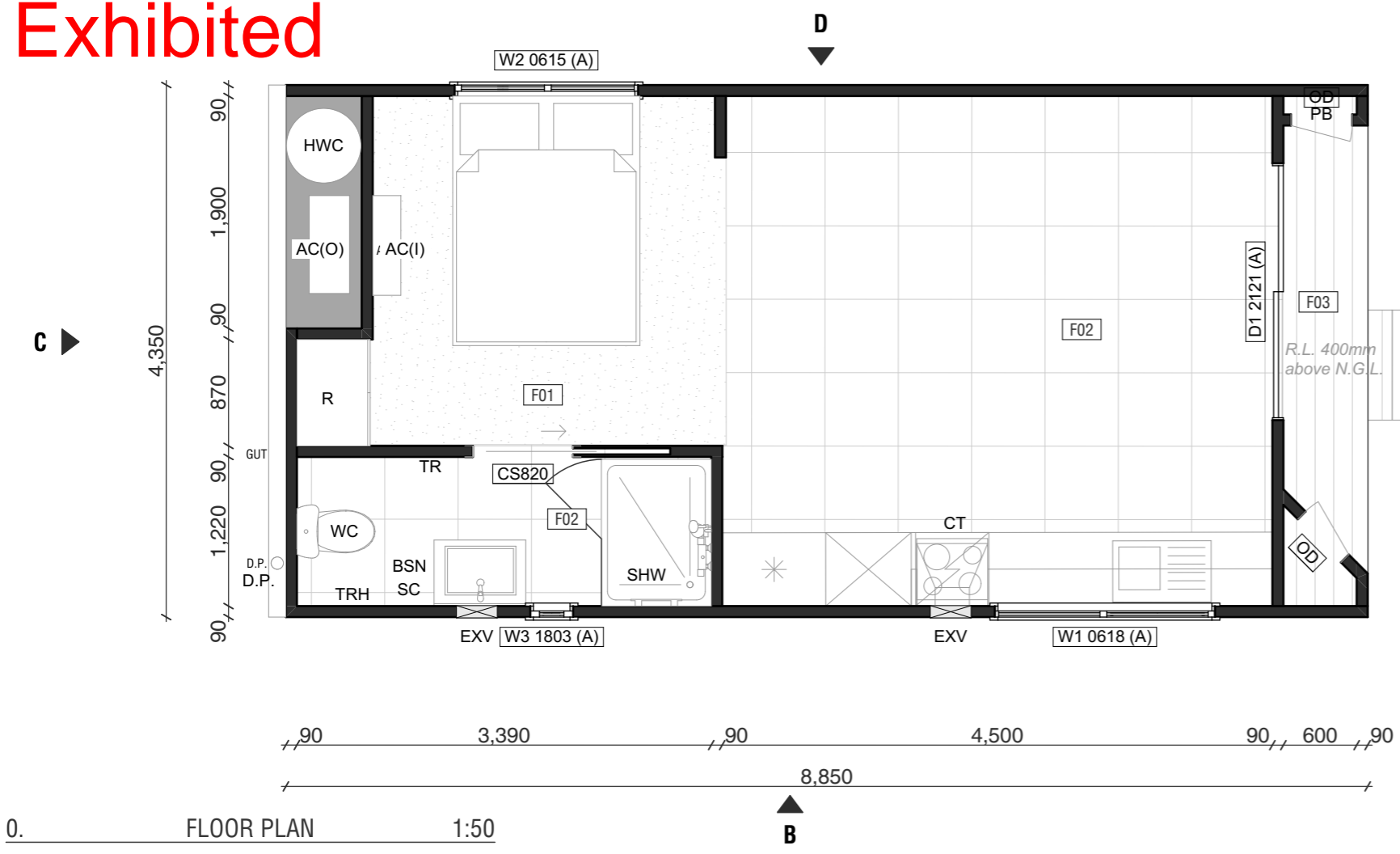
DRAWING: SITE PLAN - NO IMAGE

DESIGNED: DRAWN: MDC CHECKED: -

SCALE: 1 : 200 AT A3

PROJECT NO: 21.168 DRAWING NO: Ap002^{REV} 002

Exhibited



TAG	DESCRIPTION
HWC	Hot water cylinder
AC(O)	Air Conditioner (outdoor unit)
AC(I)	Air Conditioner (indoor unit)
CT	Cook Top
EXV	Exhaust Vent <i>perforations no larger than 2mm in BAL 19 or greater</i>
EV	Eave Vent <i>perforations no larger than 2mm in BAL 19 or greater</i>
D.P.	Down Pipe
BSN	Basin / Vanity
WC	Water Closet
TR	Towel Rail
SHW	Shower
R	Wardrobe
SK	Wardrobe
PB	Powerboard

0. FLOOR PLAN 1:50

EXTERNAL WALL FINISHES

EW01 External wall finish 1
Cement Sheet JamesHardie

Profile: EasyLap

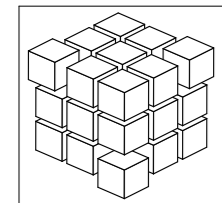
Fixing method: To manufacturers specs
(Cavity Trim or Timber Batten with 10mm Gap)

WALL FINISHES

<p>W01 Wall finish 1 Plaster lining throughout unless labeled otherwise</p> <p>Profile: Square Set</p> <p>Fixing method: To manufacturers specs</p>	<p>W02 Wall finish 2 Wet area plaster</p> <p>Finish: Square set</p> <p>Fixing method: To manufacturers specs</p>
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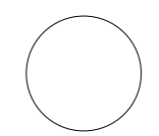
FLOOR FINISHES

<p>F01 Floor Finish 1 Type: Carpet</p> <p>Area:</p> <p>Colour: TBC</p> <p>Fixing method: To manufacturers specs</p>	<p>F02 Floor finish 2 Type: Karndean Tile</p> <p>Area:</p> <p>Profile: 600x600mm sq</p> <p>Fixing method: To manufacturers specs</p>	<p>F03 Floor Finish 4 Flame Sheild Modwood or Spotted Gum (BAL specific)</p> <p>Area:</p> <p>Profile: TBC</p> <p>Fixing method: To manufacturers specs</p>
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PODMATRIX
A: 1102 CAMBRIDGE ROAD, CAMBRIDGE TAS 7170
P: +(03) 6248 4560 | E: INFO@PODMATRIX.COM.AU

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PROJECT NAME:
BYI

CLIENT:
HOUSING TASMANIA

SITE:
TBC

DRAWN BY: SC
CHECKED BY:

Date: 31-Aug-21

DRAWING TITLE:
FLOOR PLAN 40m²

DRAWING NO.
A01 **A**

SCALE: 1:50

Exhibited

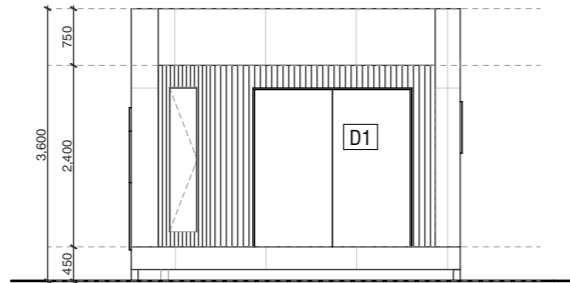
WINDOW LIST (A)			
ID	W1 0618 (A)	W2 0615 (A)	W3 1803 (A)
HEIGHT	600	600	1,800
WIDTH mm	1,800	1,500	350
SILL HEIGHT mm	890	1,280	0
HEAD HEIGHT mm	1,490	1,880	1,800
TYPE			AWNING/FIXED

NOTE: Allow +50 for reveals

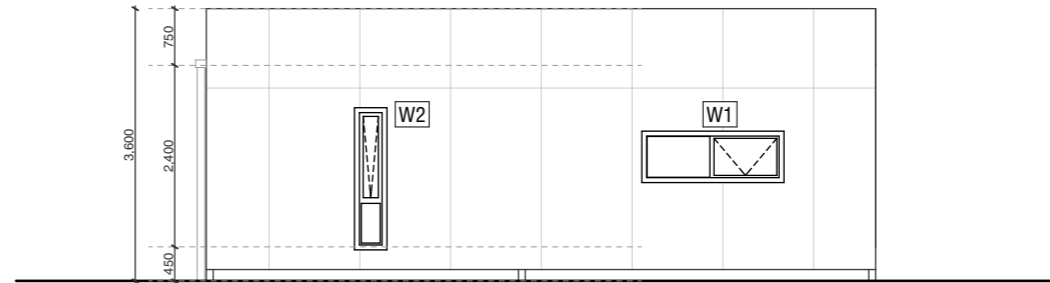
DOOR LIST (A)	
ID	D1 2121 (A)
HEIGHT mm	2,100
WIDTH mm	2,100
TYPE	GLASS SLIDING DOOR

NOTE: Allow +50 for reveals

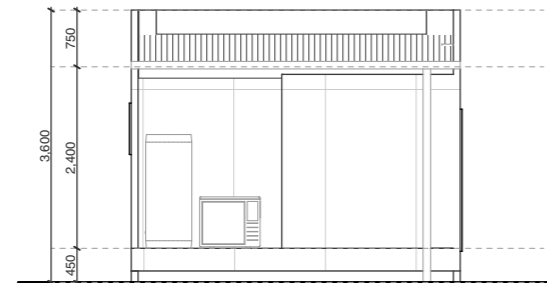
Colour: Monument



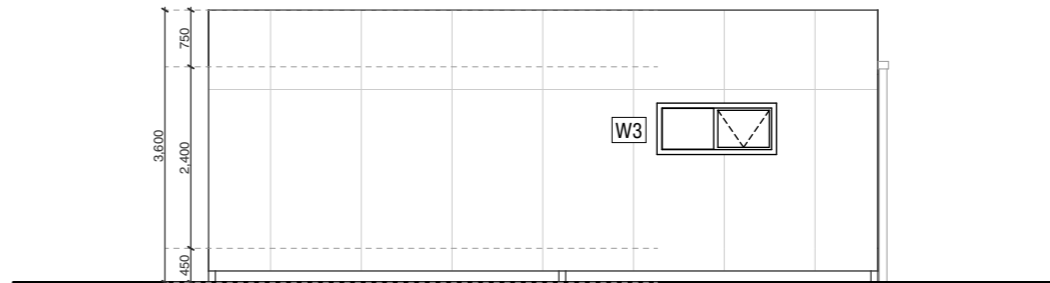
A ELEVATION 1:100



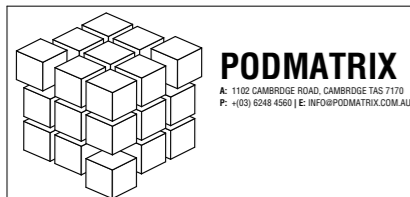
B ELEVATION 1:100



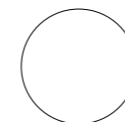
C ELEVATION 1:100



D ELEVATION 1:100



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PROJECT NAME:
BYI

CLIENT:
HOUSING TASMANIA

SITE:
TBC

DRAWN BY: SC
CHECKED BY:

Date: 31-Aug-21

DRAWING TITLE:

ELEVATIONS

DRAWING NO.

A02

A

SCALE: 1:100, 1:1