

Exhibited

This planning application is open for
public comment until
28 September 2026

Reference no	PLN-26-0180
Site	U 4/46B MALCOMBE STREET LONGFORD
Proposed Development	Alterations & Additions to Dwelling, Demolish & Replace Outbuilding (Shed)
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)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: PROPOSED ALTERATIONS & ADDITIONS & PROPOSED SHED

Driveway construction material:	EXISTING SEALED DRIVEWAY
--	--------------------------

The Land

Site address:	4/46B MALCOMBE STREET, LONGFORD, 7301
Title reference:	C/T: 157114/4
Existing buildings on site:	DWELLING
Existing use of site:	RESIDENTIAL

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

CITY/TOWN: TOWN OF LONGFORD SUBURB/LOCALITY: LONGFORD FOLIO REFERENCE: FR. 156976 - 2 SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No: 156976		STRATA PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER 157114
		NAME OF STRATA SCHEME: 46 B MALCOMBE STREET, LONGFORD		STRATA TITLES ACT 1998 REGISTERED 12 MAY 2009 <i>Alice Kawa</i> Recorder of Titles.
MAPSHEET MUNICIPAL CODE No. 123 (5039-33)	LAST UPI No. 5601979	SCALE 1: 500	LENGTHS IN METRES	

SITE PLAN

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>M. H.</i> 07/05/2009 Council Delegate Date	<i>Alice Kawa</i> 16-4-09 Registered Land Surveyor Date
STAGED/COMMUNITY DEVELOPMENT SCHEME No: (IF APPLICABLE)	LODGED BY: MICHAEL ROSE	

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

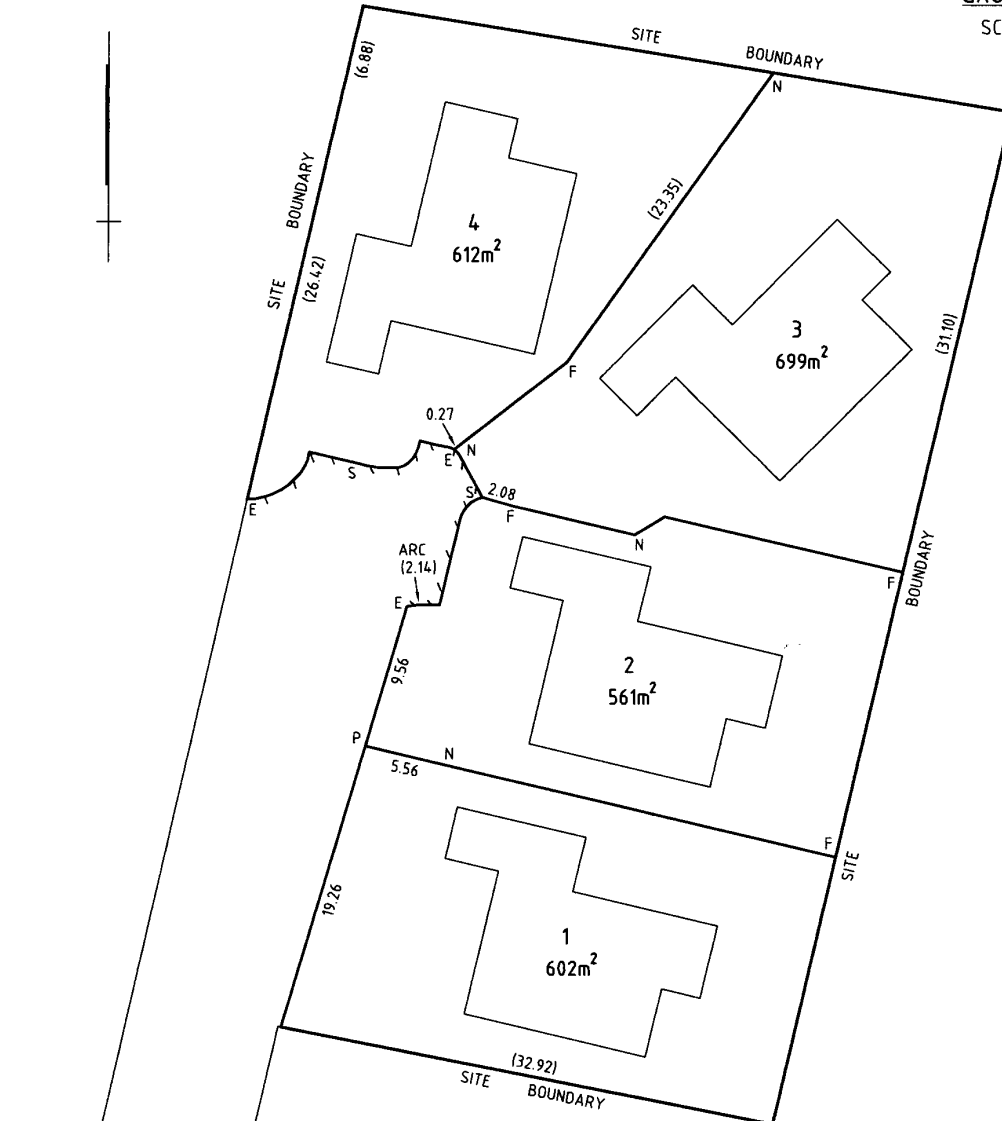
M. J. H.
Council Delegate

07/05/2009
Date

157114

GROUND FLOOR

SCALE 1:300



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN
BY HEAVY UNBROKEN LINES DEFINED BY:
SITE BOUNDARIES
CENTRELINE OF FENCE LABELLED FN
EDGE OF SEALED DRIVEWAY LABELLED ES
MEASUREMENTS WHERE THE BOUNDARIES ARE OPEN
PN AND EN ARE THE PROLONGATION OF FN

THE MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 1.00 METRE BELOW GROUND
LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

M. J. H. 16-4-09
Registered Land Surveyor Date

Registered Number

157114

ADDRESS FOR THE SERVICE OF NOTICES: 46 B MALCOMBE STREET
LONGFORD, TASMANIA 7301

COUNCIL CERTIFICATE

(a) approved the lots shown in this plan and
(b) issued this certificate of approval in accordance
with section 31 of the Strata Titles Act 1998.

PO7-450
ref no

[illegible]



Exhibited

PROPOSED ALTERATIONS & ADDITIONS
& PROPOSED SHED
4/46B MALCOMBE STREET,
LONGFORD, 7301.



DRAWINGS

- A01
- COVER PAGE
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- LOCALITY PLAN
- A03
- SITE PLAN
- A04
- DEMOLITION FLOOR PLAN
- A05
- PROPOSED FLOOR PLAN
- A06
- EXTERNAL SERVICES
- A07
- ELEVATIONS NTH-STH
- A08
- ELEVATIONS EST-WST
- A09
- PERSPECTIVES

CLASSIFICATION OF BUILDING		COUNCIL	ZONE
CLASS 1A		NORTHERN MIDLANDS	GENERAL RESIDENTIAL
AREAS	(m²)	LAND TITLE REFERENCE	ENERGY STAR RATING
EXISTING DWELLING	156.83	157114/4	TBC
EXISTING ALFRESCO	18.95	PROPERTY ID	CLIMATE ZONE
		2955855	7
EXISTING ALFRESCO	18.95	LOT SIZE (M²)	ALPINE AREA
		APPROX. 621	N/A
PROPOSED GARAGE	38.19	BAL RATING	CORROSION ENV'
		N/A	LOW
PROPOSED PORCH INFILL	1.98	DESIGN WIND CLASS	SITE HAZARDS
		N2	
PROPOSED SUNROOM	11.09	SOIL CLASSIFICATION	
		H-1	
PROPOSED SHED	28.00	PLANNING OVERLAY	SPECIFIC AREA PLAN, ATTENUATION AREA, AIRPORT OBSTACLE LIMITATION AREA

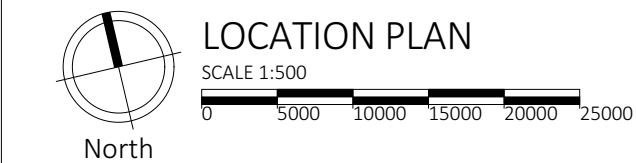
	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: JENNIFER MARSHALL	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: DATE: SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	D.M.	JOB NUMBER	MLC46B
							R1	11/06/2026	CONCEPT	DRAWN	D.M.	DRAWING	A01
							R2	06/08/2026	FOR DA				1 of 9
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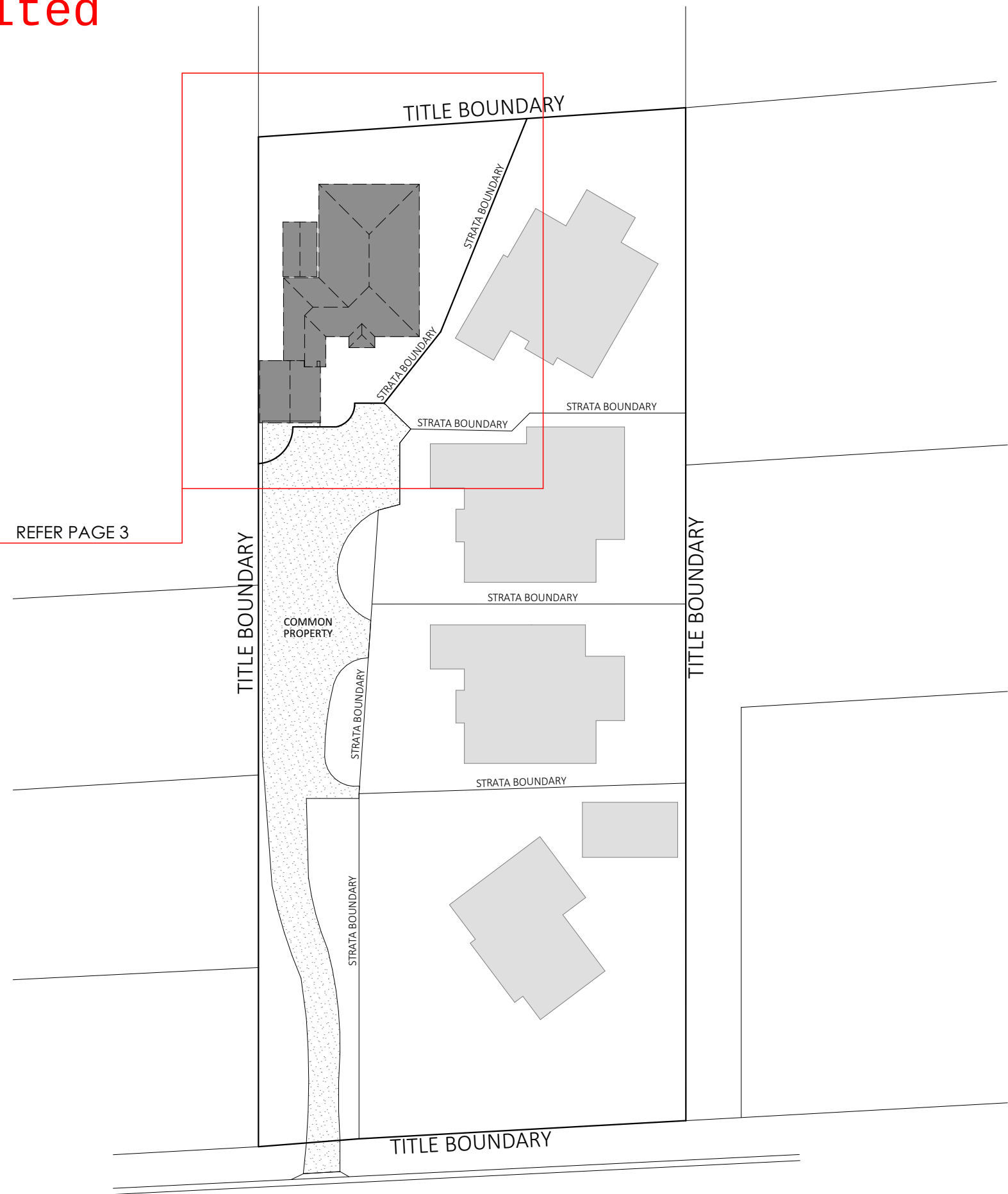


LOCALITY PLAN
NOT TO SCALE

ADDRESS OF WORKS
4/46B MALCOMBE STREET,
LONGFORD



REFER PAGE 3

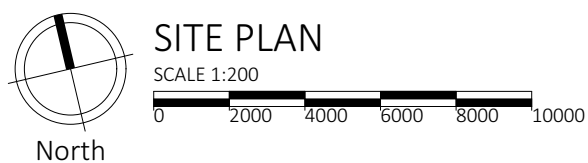


 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: JENNIFER MARSHALL	DRAWING LOCALITY PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	D.M.	JOB NUMBER	MLC46B
	R1				11/06/2026	CONCEPT	DRAWN	D.M.	DRAWING	A02 2 OF 9	
	R2				06/08/2026	FOR DA					
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	SITE ADDRESS: 4/46B MALCOMBE STREET, LONGFORD, 7301.		SIGNATURE:	DATE:							



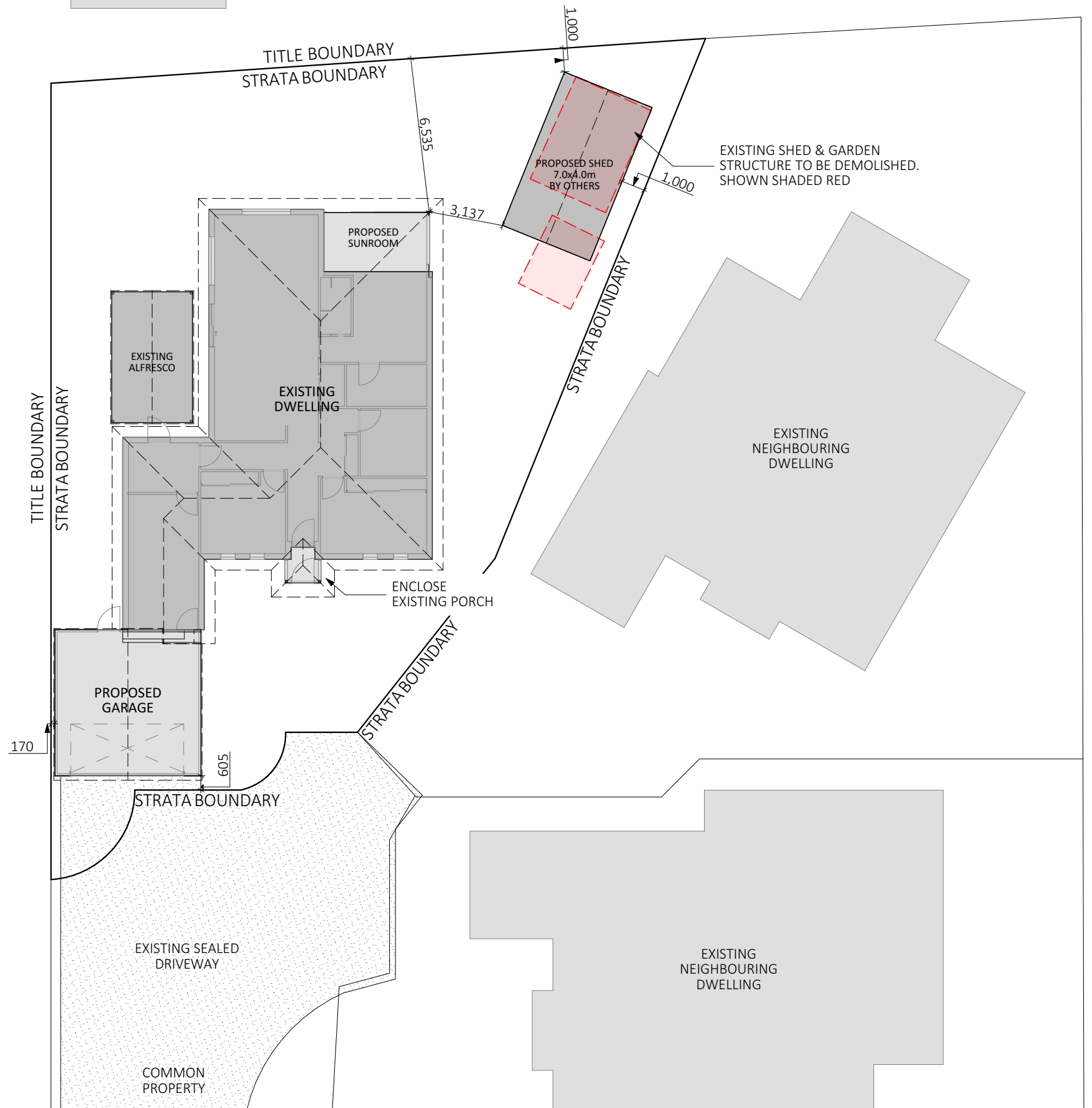
LOCALITY PLAN
NOT TO SCALE

AREA	m ²
EXISTING DWELLING	156.83
EXISTING ALFRESCO	18.95
PROPOSED GARAGE	38.19
PROPOSED SUNROOM	11.09
PROPOSED PORCH INFILL	1.98
PROPOSED SHED	28.00

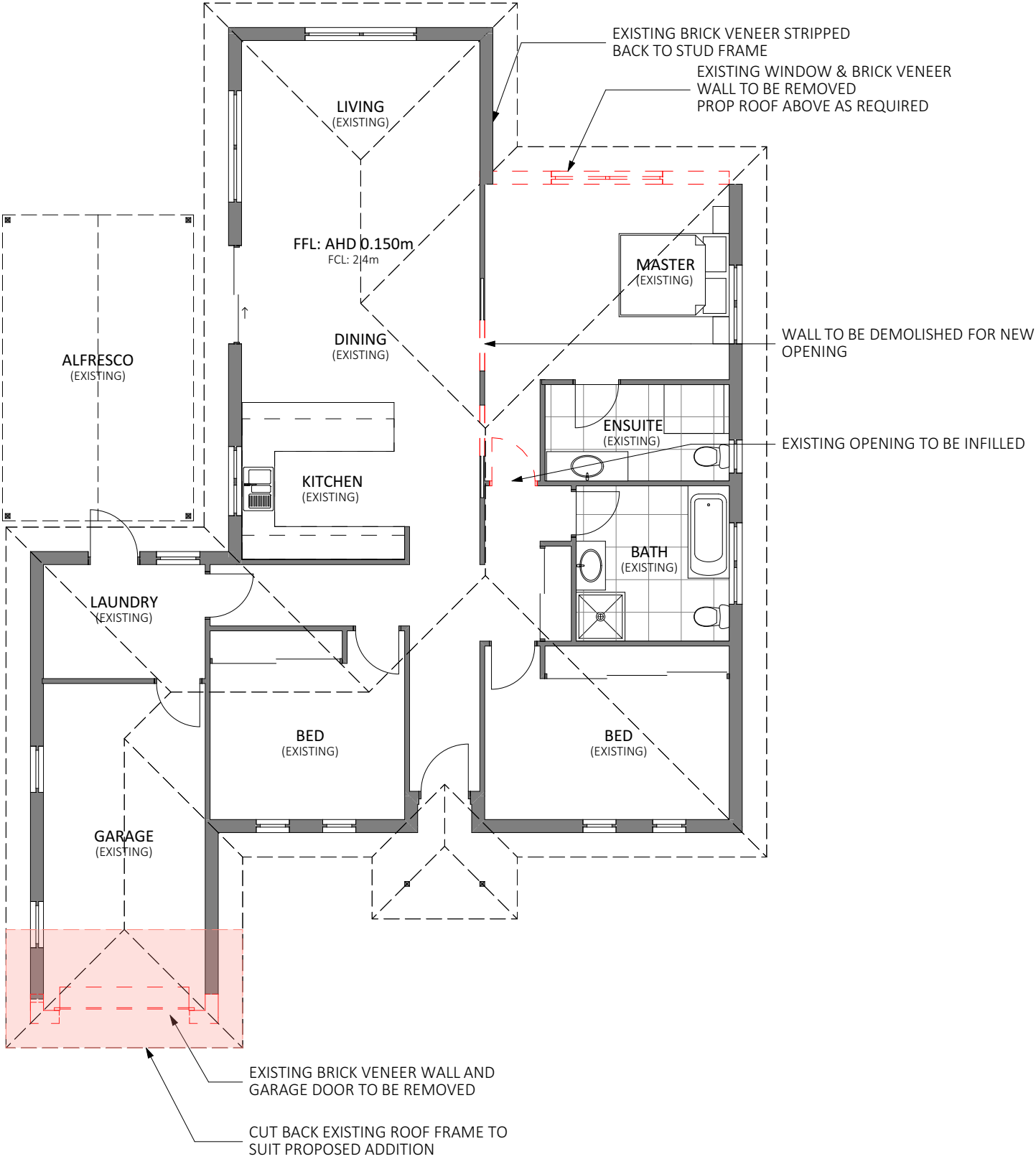


EXISTING
NEIGHBOURING
STRUCTURE

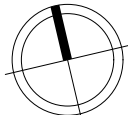
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							R2	06/08/2026	FOR DA	CHECKED	J.L.	PAGE SIZE	A3



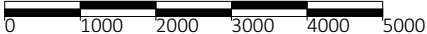
KEY:	
	WALL TO BE REMOVED
	EXISTING/UNMODIFIED



North

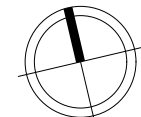
DEMOLITION FLOOR PLAN

SCALE 1:100



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KEY:	
	NEW WALL
	EXISTING/UNMODIFIED

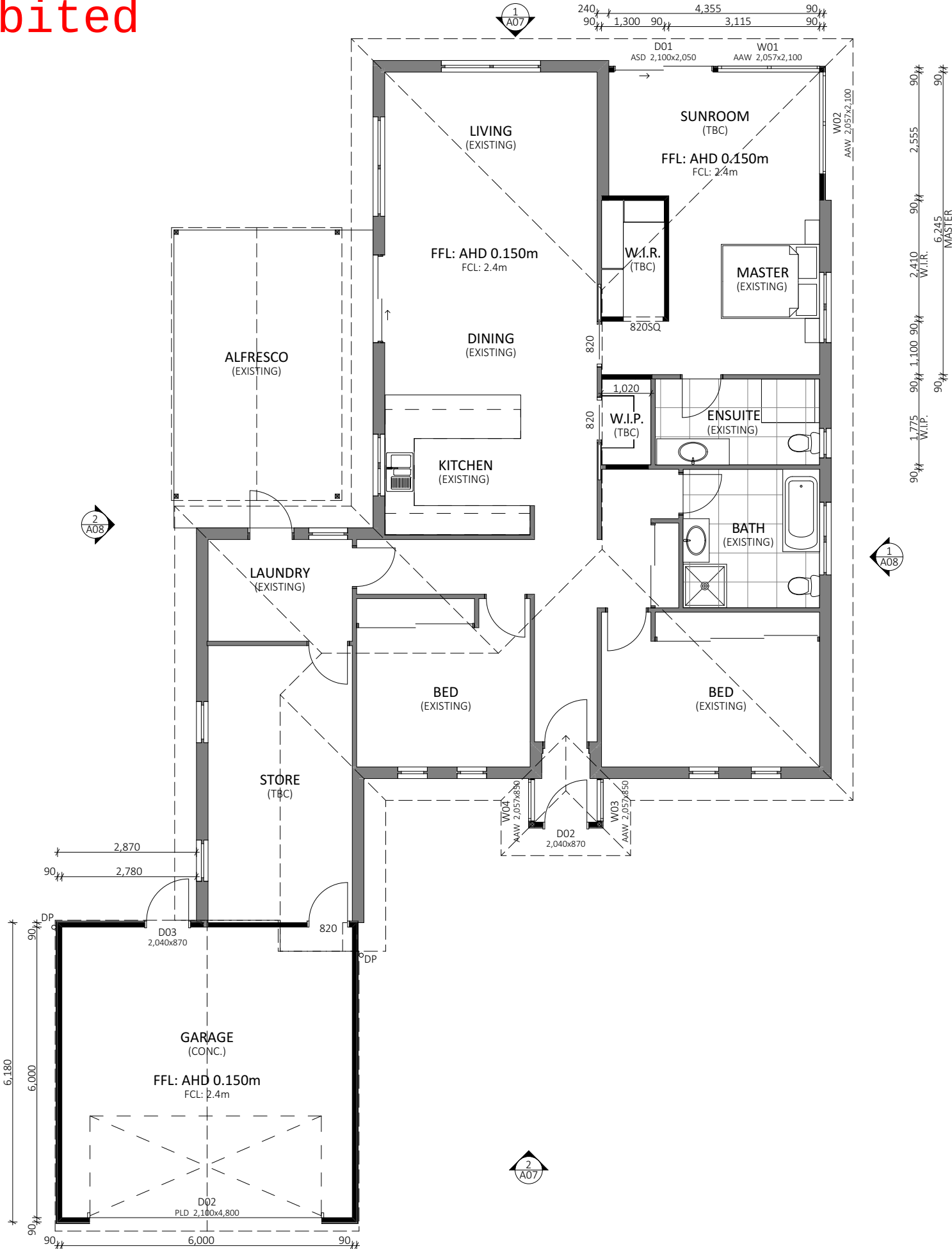


North

PROPOSED FLOOR PLAN

SCALE 1:100





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DRAWING
PROPOSED
FLOOR PLAN

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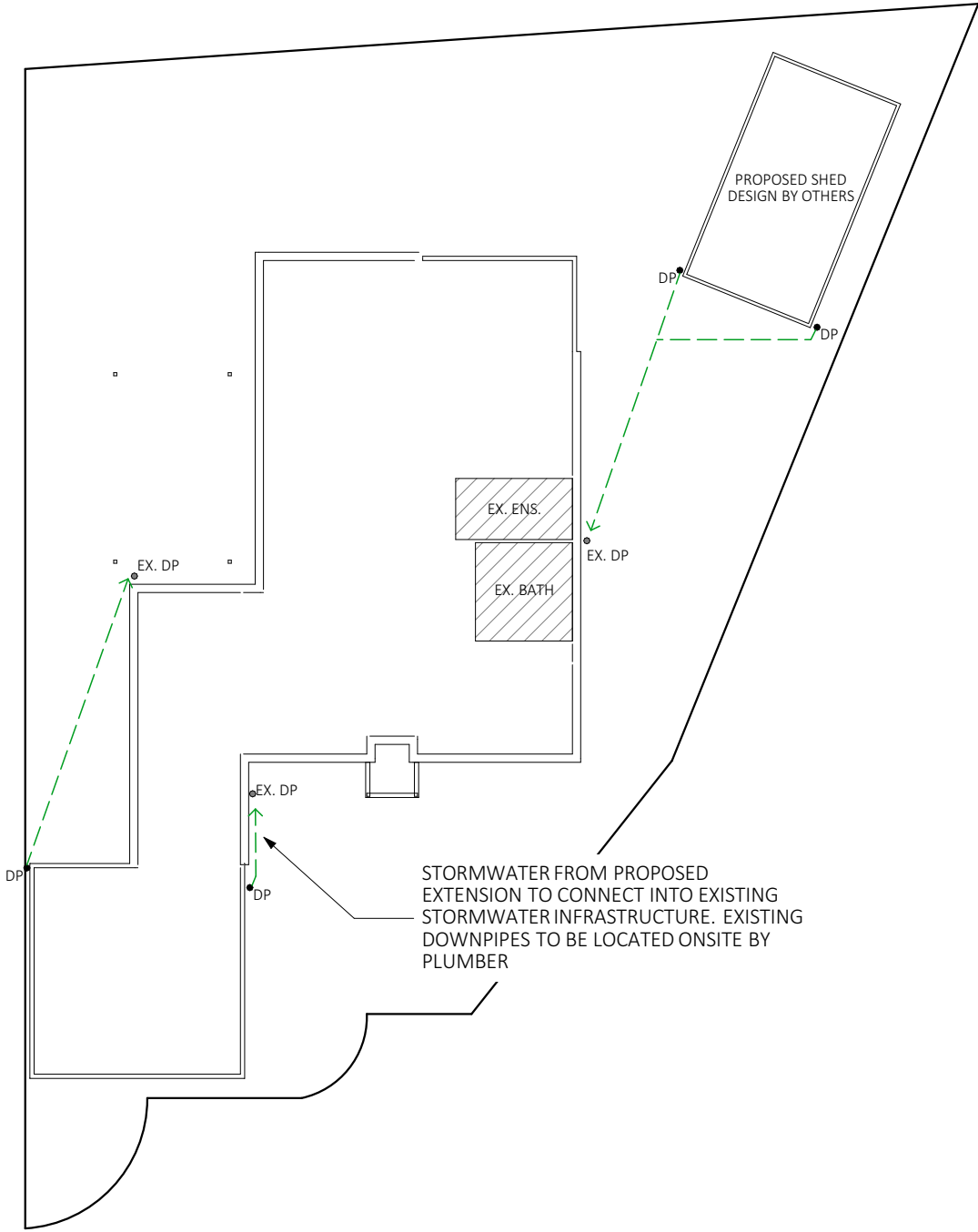
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R2	06/08/2026	FOR DA				
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LEGEND	
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

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 INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'SSUPPLEMENTS TO THESE CODES.



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

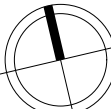
HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

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.



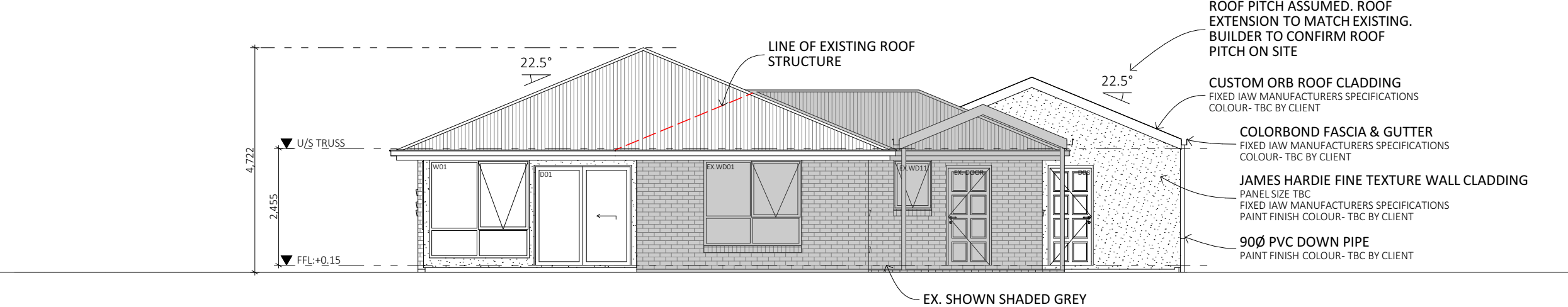
North

EXTERNAL SERVICES

SCALE 1:200

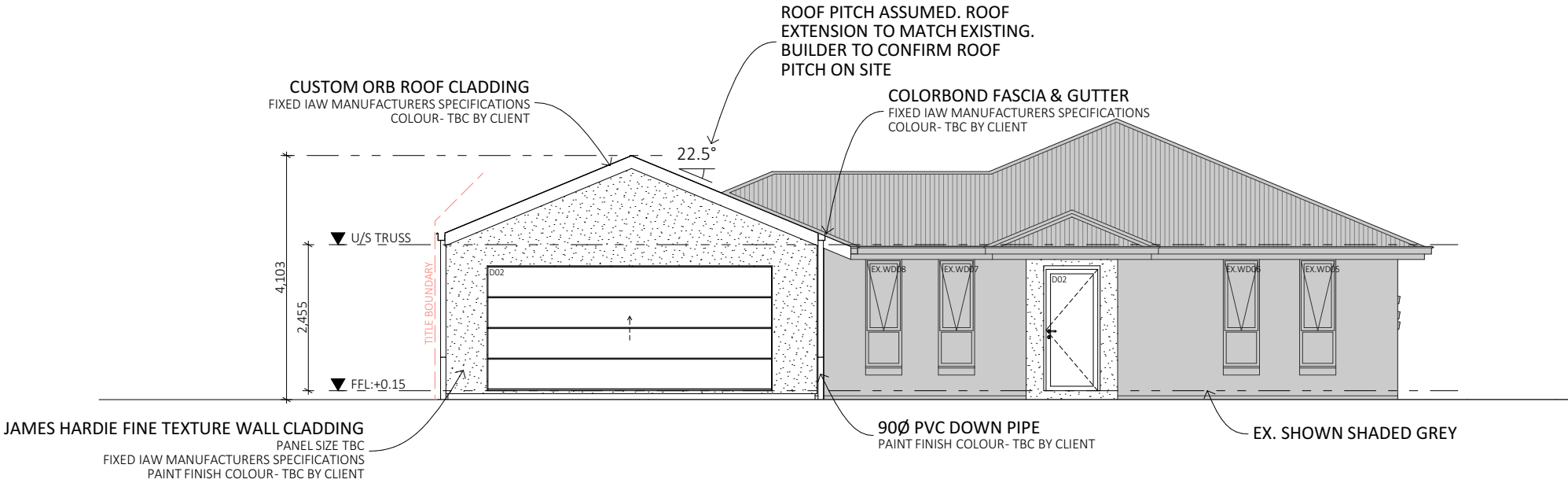


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									R2	06/08/2026	FOR DA	CHECKED	J.L.	PAGE SIZE	A3



1
A05

NORTHERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2
A05

SOUTHERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



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SITE ADDRESS:
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LONGFORD, 7301.

DRAWING
ELEVATIONS
NTH-STH

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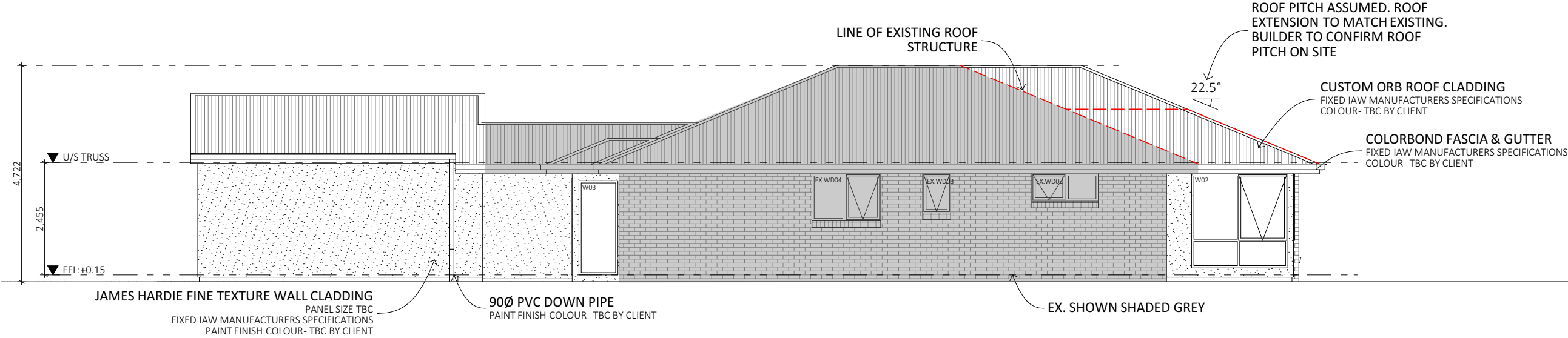
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DATE:
DATE:

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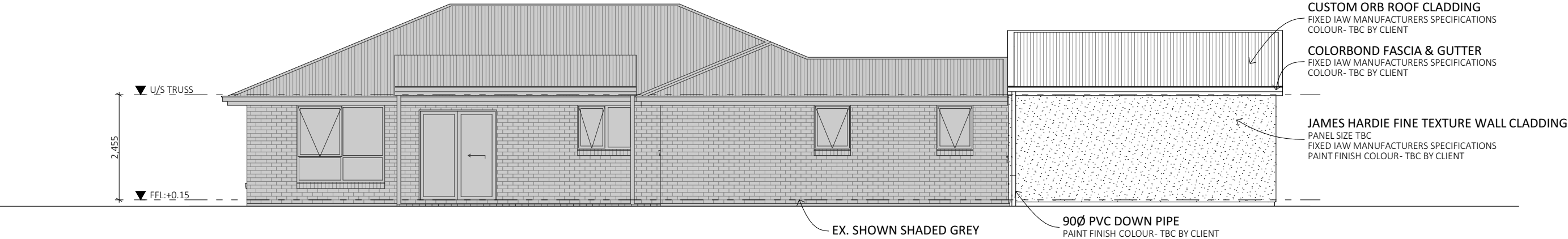
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R2	06/08/2026	FOR DA				
			CHECKED	J.L.	PAGE SIZE	A3



1
A05

EASTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2
A05

WESTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



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SITE ADDRESS:
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**DRAWING
ELEVATIONS
EST-WST**

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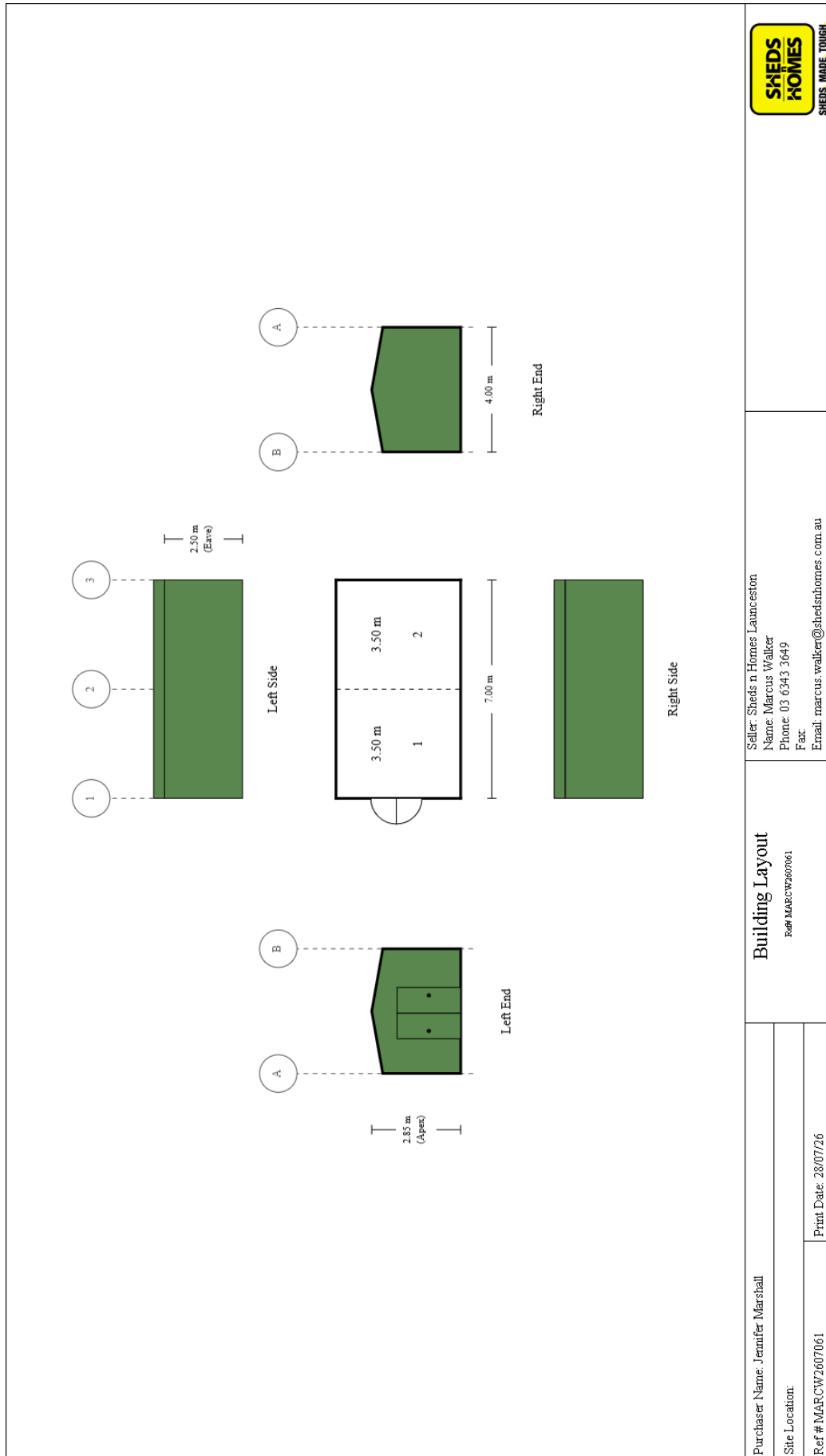
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R2	06/08/2026	FOR DA				
			CHECKED	J.L.	PAGE SIZE	A3

A modern, single-story house with a white garage and yellow main body, set against a blue sky with clouds. The house features a dark roof and a concrete driveway. The front yard is landscaped with green grass, a red brick walkway, and small plants. A wooden fence is visible in the background.



REV.	DATE	DESCRIPTION	DESIGNER	D.M.	JOB NUMBER	MLC46B
R1	11/06/2026	CONCEPT	DRAWN	D.M.	DRAWING	A09 9 OF 9
R2	06/08/2026	FOR DA				
			CHECKED	J.L.	PAGE SIZE	A3



Seller: Sheds n Homes Launceston
 Name: Marcus Walker
 Phone: 03 6343 3649
 Fax:
 Email: marcus.walker@shedsnhomes.com.au

Building Layout
 Ref: MARCW2607061

Purchaser Name: Jennifer Marshall

Site Location:

Ref # MARCW2607061

Print Date: 28/07/26

