

This planning application is open for  
public comment until  
17 April 2026

Reference no	<b>PLN-26-0041</b>
Site	<b>10 RUSSELL STREET EVANDALE</b>
Proposed Development	<b>Multiple Dwellings (2 existing 1 new)</b>
Zone	<b>14.0 Local Business</b>
Use class	<b>Residential</b>

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](mailto:planning@nmc.tas.gov.au)

(no special form required)



# 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:

# Exhibited

## The Proposal

**Description of proposal:** AS CONSTRUCTED ALTERATIONS AND CONVERSION FROM CLASS 6 SHOP BACK TO CLASS 1A MULTIPLE DWELLING

**Driveway construction material:** EXISTING GRAVEL

## The Land

**Site address:** 10 RUSSELL STREET, EVANDALE, 7212

**Title reference:** C/T: 68461/2

**Existing buildings on site:** EXISTING SHOP AND 2x EXISTING DWELLINGS

**Existing use of site:** RESIDENTIAL AND COMMERCIAL

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

*Ern Henry Doolan*

*Q.T. 307/174*

**N.S. 4/16**

**DIAGRAM FROM ACTUAL SURVEY**  
**TOWN OF EVANDALE**



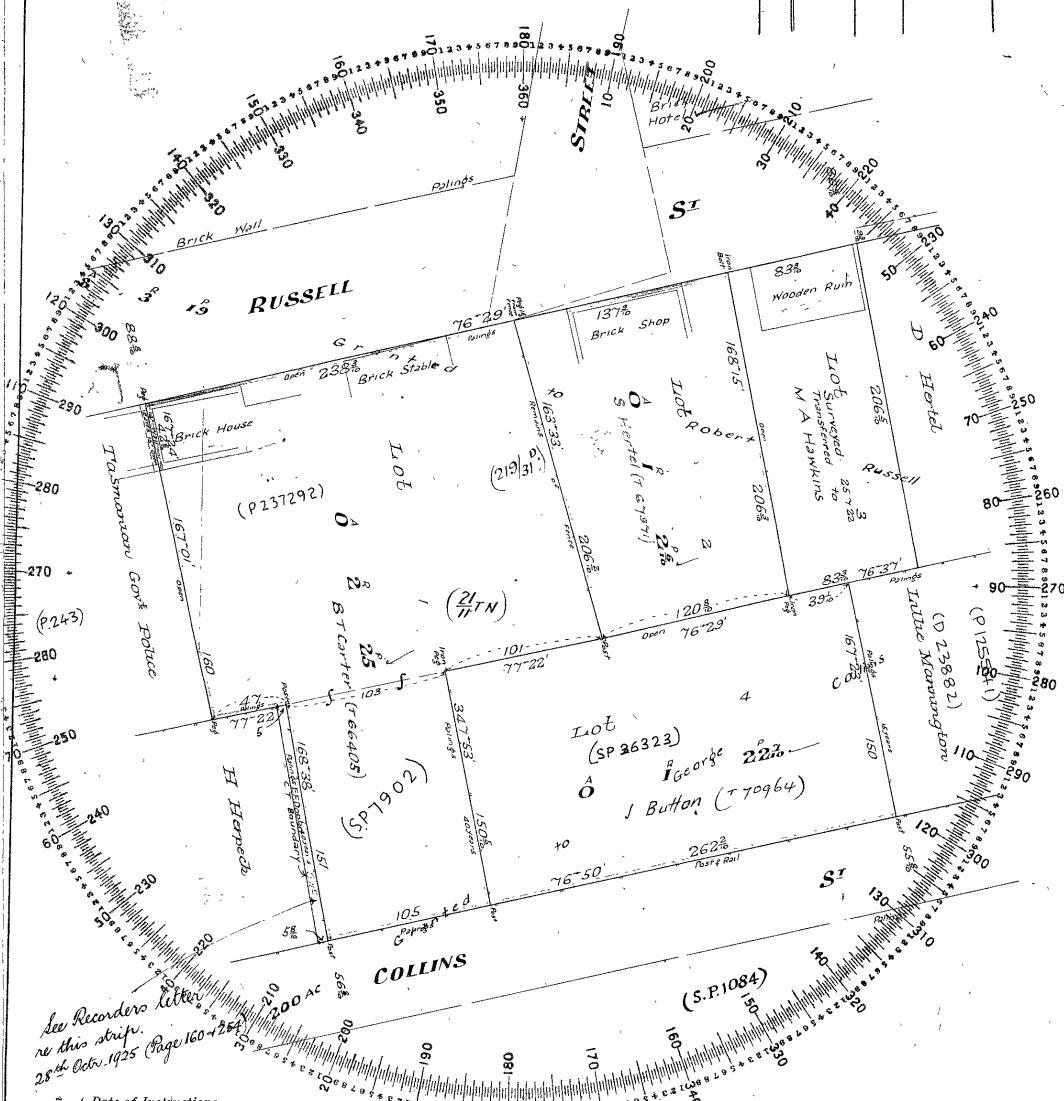
REGISTERED NUMBER

**68461**

No. OF APPLICATION

Scale 60 LINKS to an inch.

Corner	Bearing	Distance in Links	From



*See Recorder's letter re this strip. 25th Oct. 1925 (Page 160-124)*

To be filled in by Surveyor

Date of Instructions } 25 7 22  
 Survey commenced }  
 Survey finished }  
 Error of close 1 in See Calc

Office examination

Plotted by *H.H.*  
 Examined as to boundaries *H.H.*  
 Mathematically checked *H.H.*  
 Entered on card by *H.H.*

I Cyril Bingley Matchorn of Launceston  
 Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Launceston this 29<sup>th</sup> day of July 1925, before me,  
*Wm. Adams*  
 Justice of the Peace.

*Cyril Bingley Matchorn*  
 Authorised Surveyor.



**Mail:** 202 Wellington Street, South Launceston 7249

**A.B.N:** 71 615 812 747

**Phone:** 6344 7319

**Email:** [info@designtolive.com.au](mailto:info@designtolive.com.au)

24 March 2026

## Planning Application Cover Letter

**Development:** ALTERATIONS AND CONVERSION FROM CLASS 6 SHOP  
BACK TO CLASS 1A MULTIPLE DWELLING

**Owner:** Perter and Anne Routley

**Address:** 10 Russell Street, Evandale

**Council:** Northern Midlands

**Zone:** Local Business

Please find below further information for the proposed Development at the above address.

### 14.3.2 Discretionary uses

P1 - The proposed conversion of the existing building at 10 Russell Street to a Class 1a multiple dwelling will not cause any unreasonable loss of amenity to adjoining residentially zoned properties. The works are entirely internal, with no changes to the building's external envelope, height, setbacks, or appearance. As a result, there will be no additional overshadowing, loss of privacy, noise impacts, or visual intrusion for neighbouring residences.

The intensity of the proposed residential use is consistent with the established character of the area, which includes a mix of residential dwellings and small-scale local business uses. The development maintains the existing built form, scale, and streetscape presentation, ensuring the use remains low-impact and respectful of the surrounding neighbourhood while maintaining the properties heritage character.

P2 - The proposed change of use will not compromise the activity centre hierarchy. Evandale is a quiet rural town with a strong heritage character, and the site is located on the fringe of the activity centre, where smaller-scale, low-intensity uses are typical and appropriate. Converting the existing building to a residential use aligns with the modest scale of the site and respects its setting.

The proposal will not diminish pedestrian activity in the township, as the building is not a key contributor to the commercial core. The small size and low-impact nature of the dwelling ensure that it does not introduce any activity that would alter the role or function of the Evandale centre or affect surrounding centres. The use remains consistent with the scale and expectations of a rural heritage township.

The works are limited to internal alterations and will retain the building's existing external form and appearance. As a result, there will be **no impact on the heritage character** of Evandale or the surrounding heritage precinct. The streetscape presentation, scale, and materials remain unchanged, ensuring the proposal continues to contribute positively and unobtrusively to the town's historic rural identity.

## 14.4.6 Dwellings

A1 – Refer to landscape plans for private open space.

A2 – The existing attic space is the dedicated 6m<sup>3</sup> secure storage space.

Regards,  
Lyndon Stubbs  
(BEnvDes, MArch)



**AS CONSTRUCTED ALTERATIONS AND  
CONVERSION FROM CLASS 6 SHOP BACK TO  
CLASS 1A MULTIPLE DWELLING**  
(NOTE: BUILDING HAS PREVIOUSLY BEEN APPROVED AS A DWELLING)  
10 RUSSELL STREET, EVANDALE, 7212.

**DRAWINGS**

- A01 COVER PAGE
- A02 SITE SURVEY PLAN
- A03 SITE PLAN
- A04 FLOOR PLAN
- A05 EXTERNAL SERVICES
- A06 ELEVATIONS

**Received**  
24.3.2026  
**Exhibited**

CLASSIFICATION OF BUILDING CLASS 1A	COUNCIL NORTHERN MIDLANDS	ZONE LOCAL BUSINESS
AREAS (m <sup>2</sup> )	LAND TITLE REFERENCE 68461/2	ENERGY STAR RATING TBC
SUBJECT BUILDING 104.10	PROPERTY ID 6397299	CLIMATE ZONE 7
EXISTING UNIT 1 128.76	LOT SIZE (M <sup>2</sup> ) 1037	ALPINE AREA N/A
EXISTING UNIT 2 128.76	BAL RATING N/A	CORROSION ENV' LOW
	DESIGN WIND CLASS N/A	SITE HAZARDS N/A
	SOIL CLASSIFICATION N/A	
	PLANNING OVERLAY ATTENUATION AREA, AIRPORT OBSTACLE LIMITATION AREA, LOCAL HERITAGE PRECINCT	

**ATTACHMENTS**



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PETER & ANNE ROUTLEY  
**SITE ADDRESS:**  
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EVANDALE, 7212.

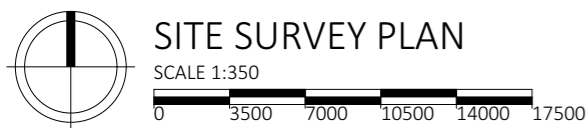
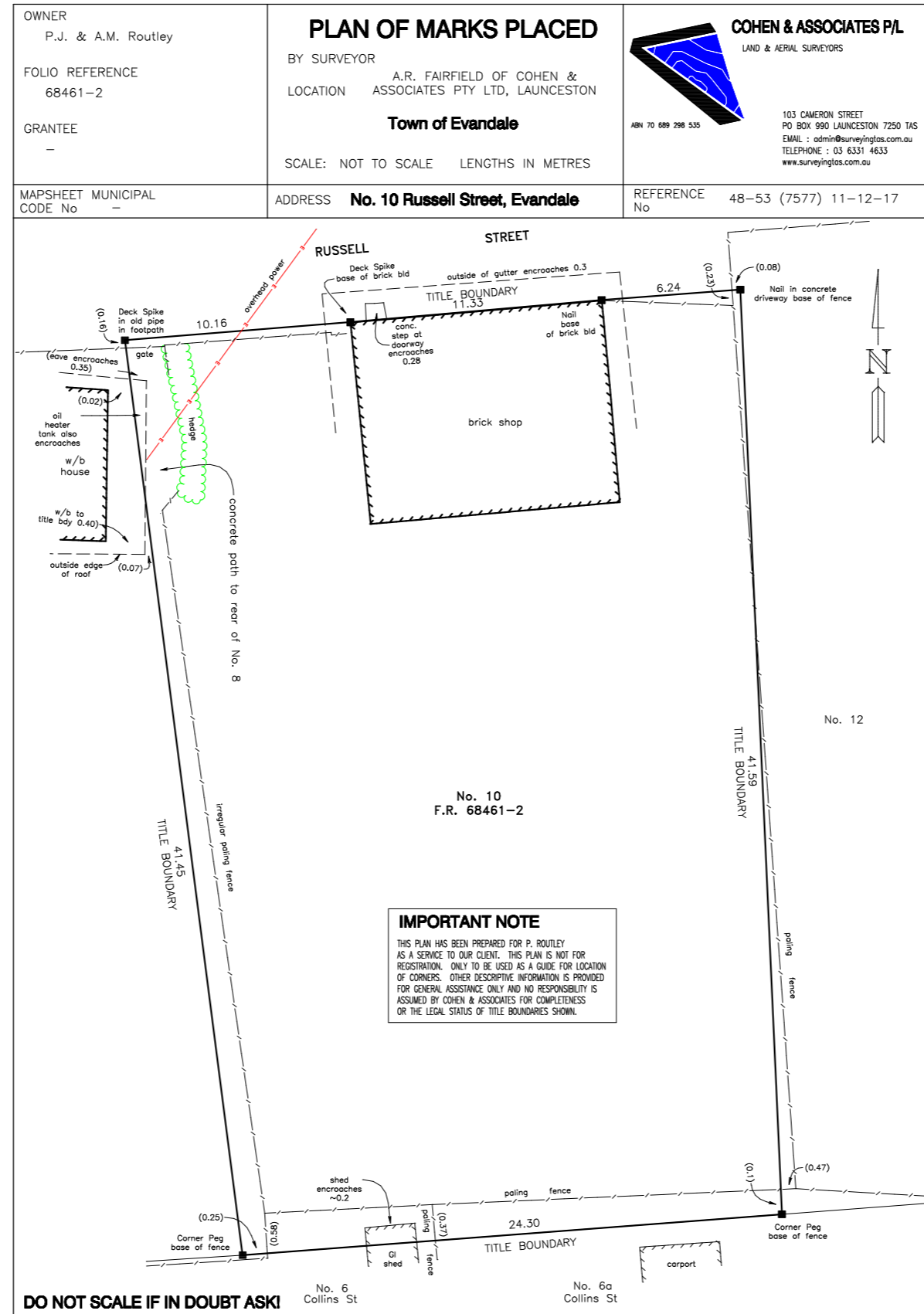
**DRAWING  
COVER PAGE**

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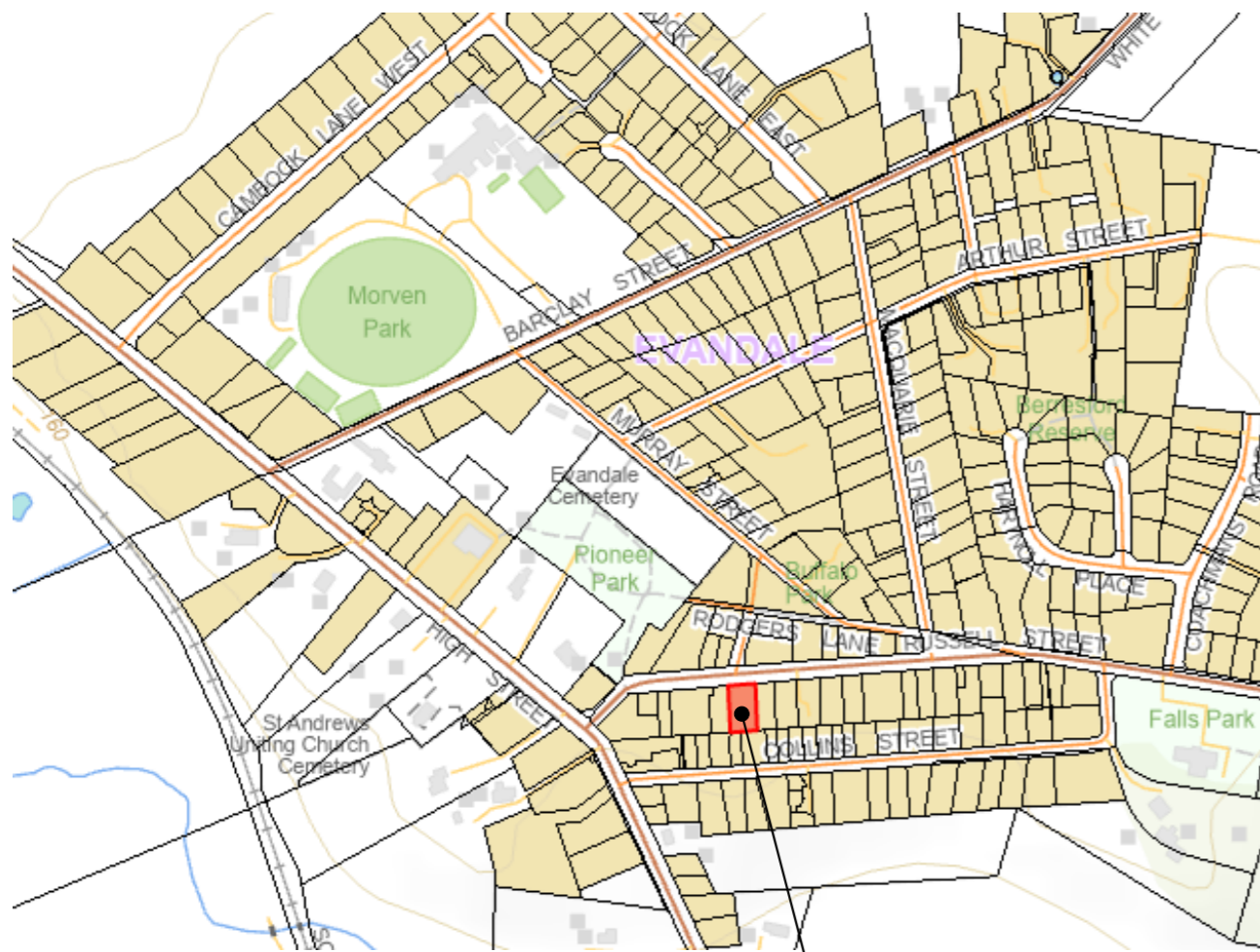
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R1	3/03/2026	FOR D.A.	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	A01 1 of 6
R2	24/03/2026	D.A. F.I.R.				
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Project North

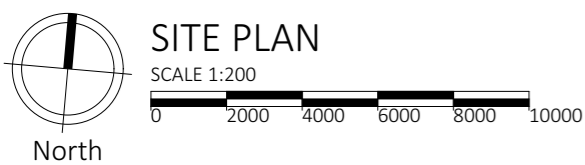
	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	<b>CLIENT/S:</b> PETER & ANNE ROUTLEY  <b>SITE ADDRESS:</b> 10 RUSSELL STREET, EVANDALE, 7212.	<b>DRAWING</b> SITE SURVEY PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  <b>SIGNATURE:</b> _____ <b>DATE:</b> _____ <b>SIGNATURE:</b> _____ <b>DATE:</b> _____	<b>COPYRIGHT:</b> 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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>3/03/2026</td> <td>FOR D.A.</td> </tr> <tr> <td>R2</td> <td>24/03/2026</td> <td>D.A. F.I.R.</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	R1	3/03/2026	FOR D.A.	R2	24/03/2026	D.A. F.I.R.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESIGNER</th> <th>M.L.</th> <th>JOB NUMBER</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>RS10</td> </tr> </tbody> </table>	DESIGNER	M.L.	JOB NUMBER			RS10	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DRAWN</th> <th>L.S.</th> <th>DRAWING</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>A02 2 OF 6</td> </tr> </tbody> </table>	DRAWN	L.S.	DRAWING			A02 2 OF 6	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>CHECKED</th> <th>M.L.</th> <th>PAGE SIZE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>A3</td> </tr> </tbody> </table>	CHECKED	M.L.	PAGE SIZE			A3
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		A02 2 OF 6																																		
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LOCALITY PLAN  
NOT TO SCALE

ADDRESS OF WORKS  
10 RUSSELL STREET,  
EVANDALE

AREA	m <sup>2</sup>
SUBJECT BUILDING	104.10
EXISTING UNIT 1	128.76
EXISTING UNIT 2	128.76

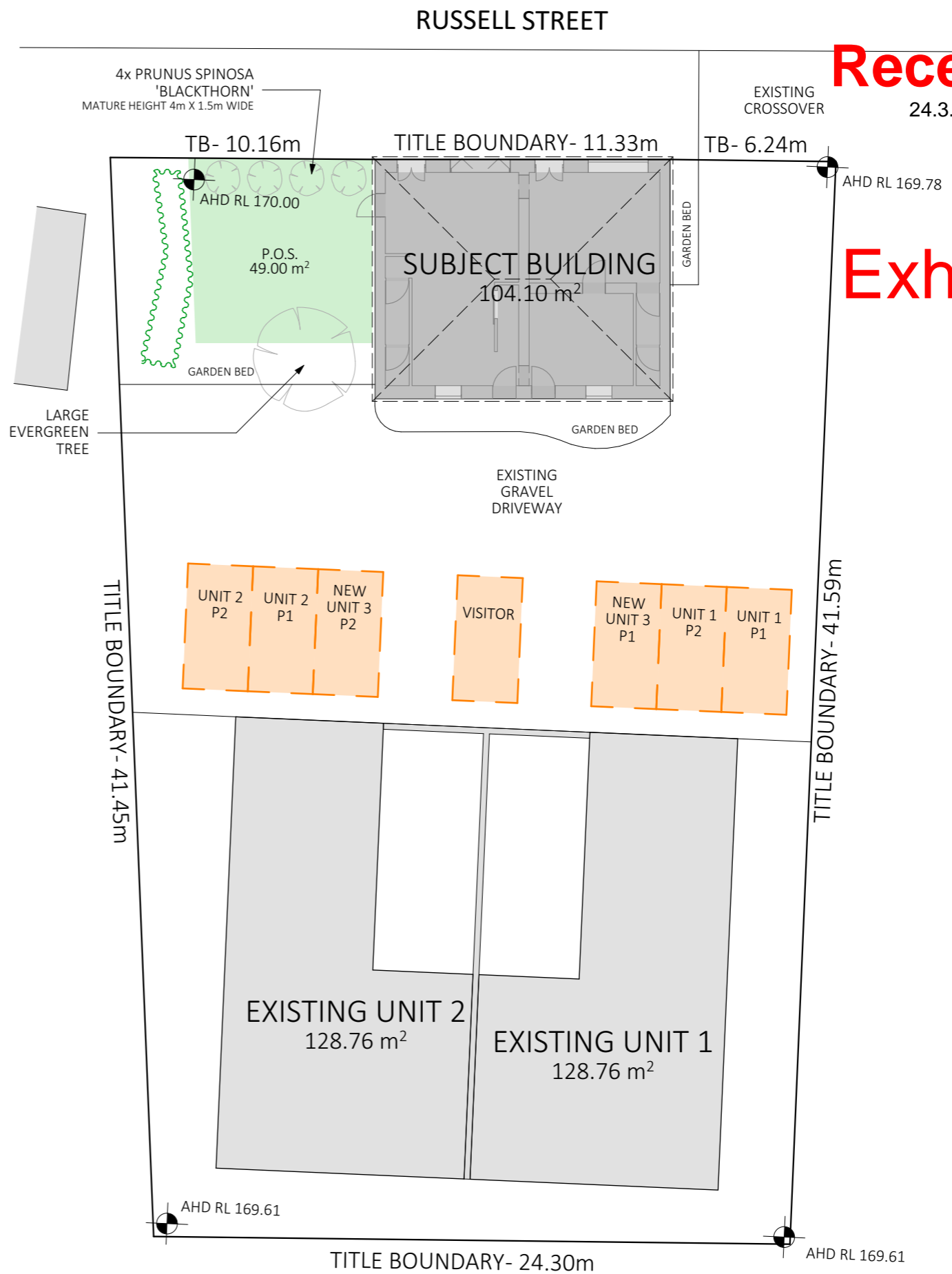


**SITE PLAN**

SCALE 1:200

0 2000 4000 6000 8000 10000

North



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24.3.2026

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**NOTES:**  
-NO BUILDINGS TO BE  
DEMOLISHED  
-NO CONTOURS SHOWN,  
LESS THAN 500mm FALL



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**SITE ADDRESS:**  
10 RUSSELL STREET,  
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**DRAWING**  
**SITE PLAN**

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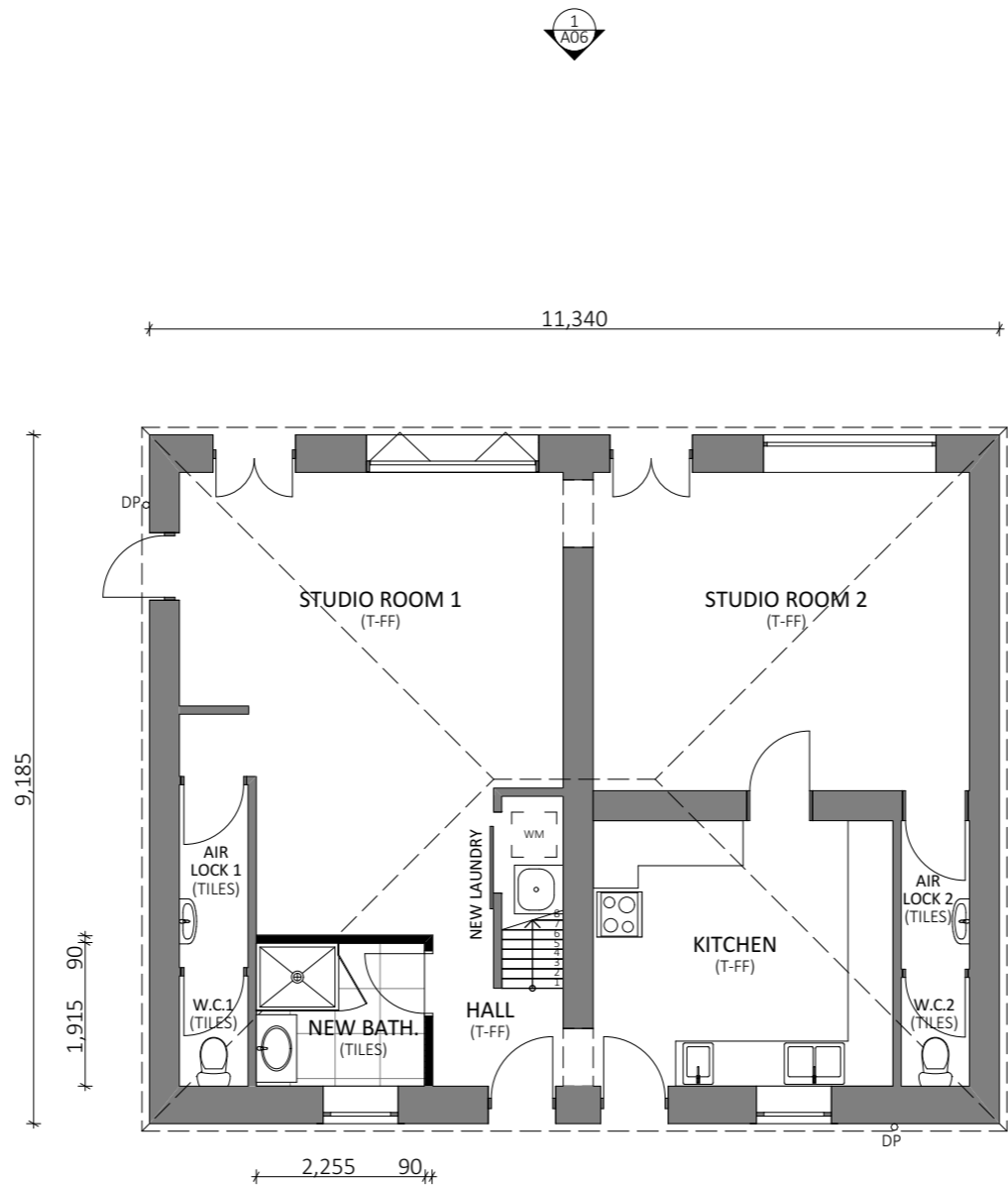
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			<b>CHECKED</b>	M.L.	<b>PAGE SIZE</b>	<b>A3</b>

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24.3.2026

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KEY:	
	NEW WALL
	EXISTING/UNMODIFIED

**FLOOR PLAN**  
SCALE 1:100

North

NOTE:  
STAIRS TO EXISTING STORAGE  
ATTIC (GREATER THAN 6m<sup>3</sup>)



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**DRAWING  
FLOOR PLAN**

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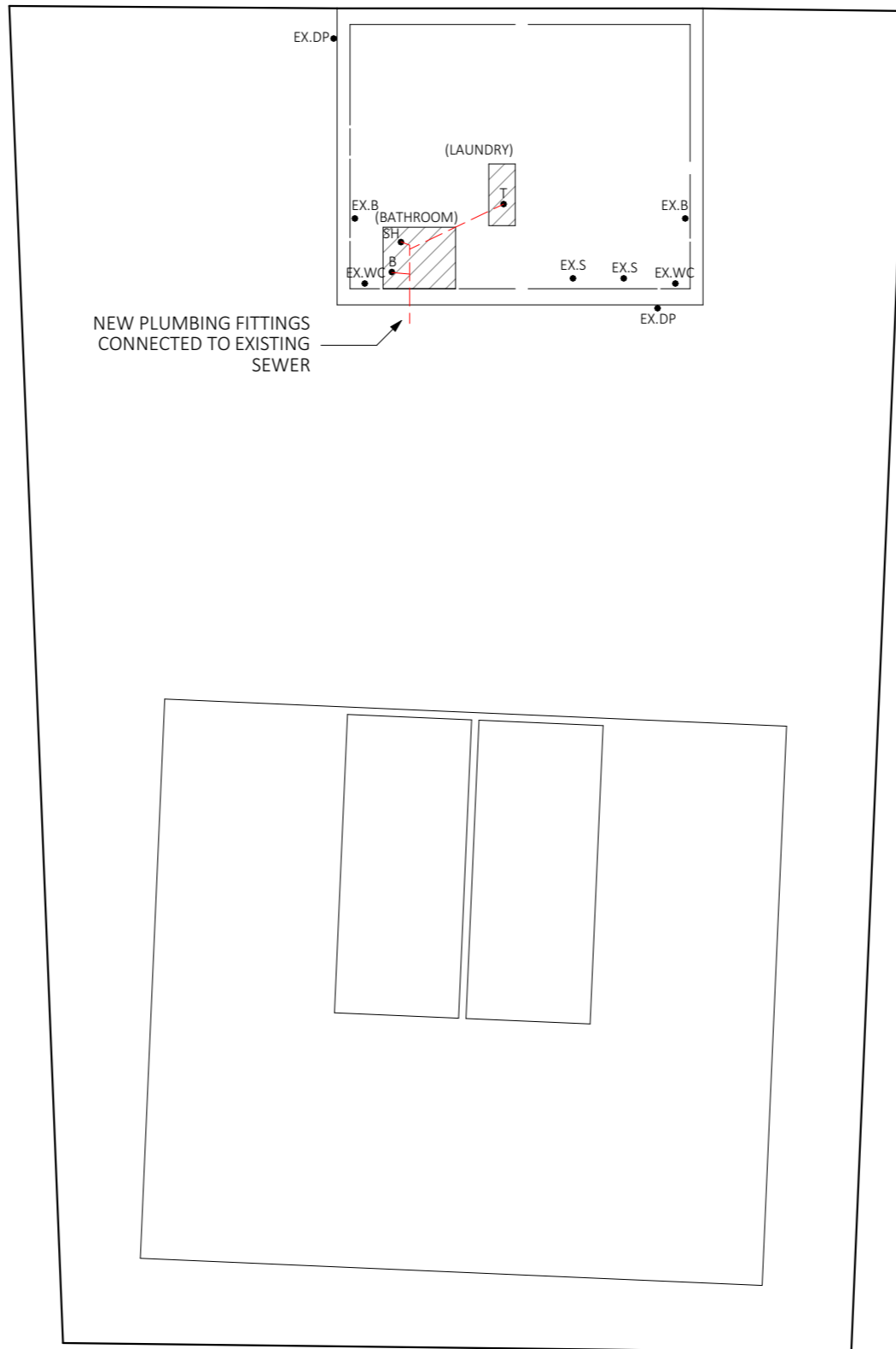
LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

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'S SUPPLEMENTS 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

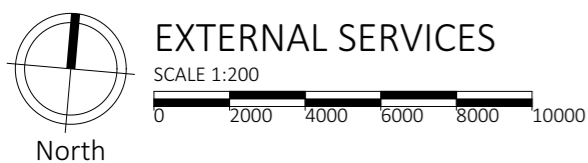
**2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**

- 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.



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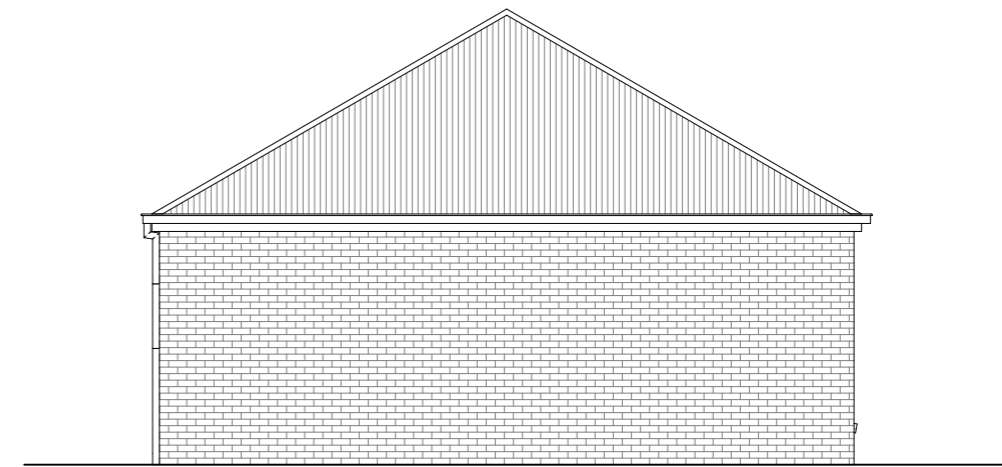
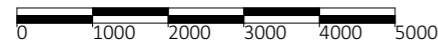
 <p>ACC # 371799313          ABN. 71 615 812 747          PH. 6344 7319          E. info@designtolive.com.au          W. designtolive.com.au</p>	<p><b>CLIENT/S:</b> PETER &amp; ANNE ROUTLEY</p>	<p><b>DRAWING</b> EXTERNAL SERVICES</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p> <p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p> <p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p>	<p><b>COPYRIGHT:</b> 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.</p>	<p><b>REV.</b> <b>DATE</b> <b>DESCRIPTION</b></p>	<p><b>DESIGNER</b> M.L. <b>JOB NUMBER</b> RSSL10</p>
	<p><b>SITE ADDRESS:</b> 10 RUSSELL STREET, EVANDALE, 7212.</p>				<p>R1 3/03/2026 FOR D.A.</p> <p>R2 24/03/2026 D.A. F.I.R.</p>	
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1  
A04

## NORTHERN ELEVATION

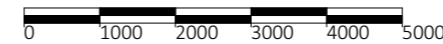
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2  
A04

## EASTERN ELEVATION

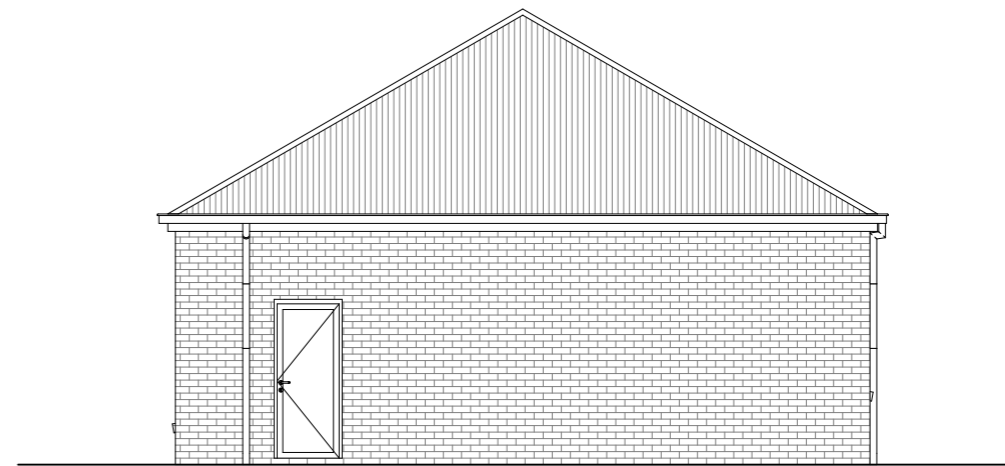
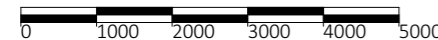
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3  
A04

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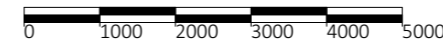
SCALE 1:100



4  
A04

## WESTERN ELEVATION

SCALE 1:100



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**DRAWING  
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