

Exhibited

This planning application is open for
public comment until
27 July 2026

Reference no	PLN-26-0119
Site	866 WHITE HILLS ROAD EVANDALE
Proposed Development	Dwelling Additions (Alfresco, Patio and Carport) - Retrospective
Zone	11.0 Rural Living
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:

As Constructed Works - Carport, Alfresco, Patio

Driveway construction material:

Gravel

The Land

Site address:

866 White Hills rd

Evandale TAS 7212

Title reference:

C/T: 36474/1

Existing buildings on site:

Dwelling, 2 sheds

Existing use of site:

Residential

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

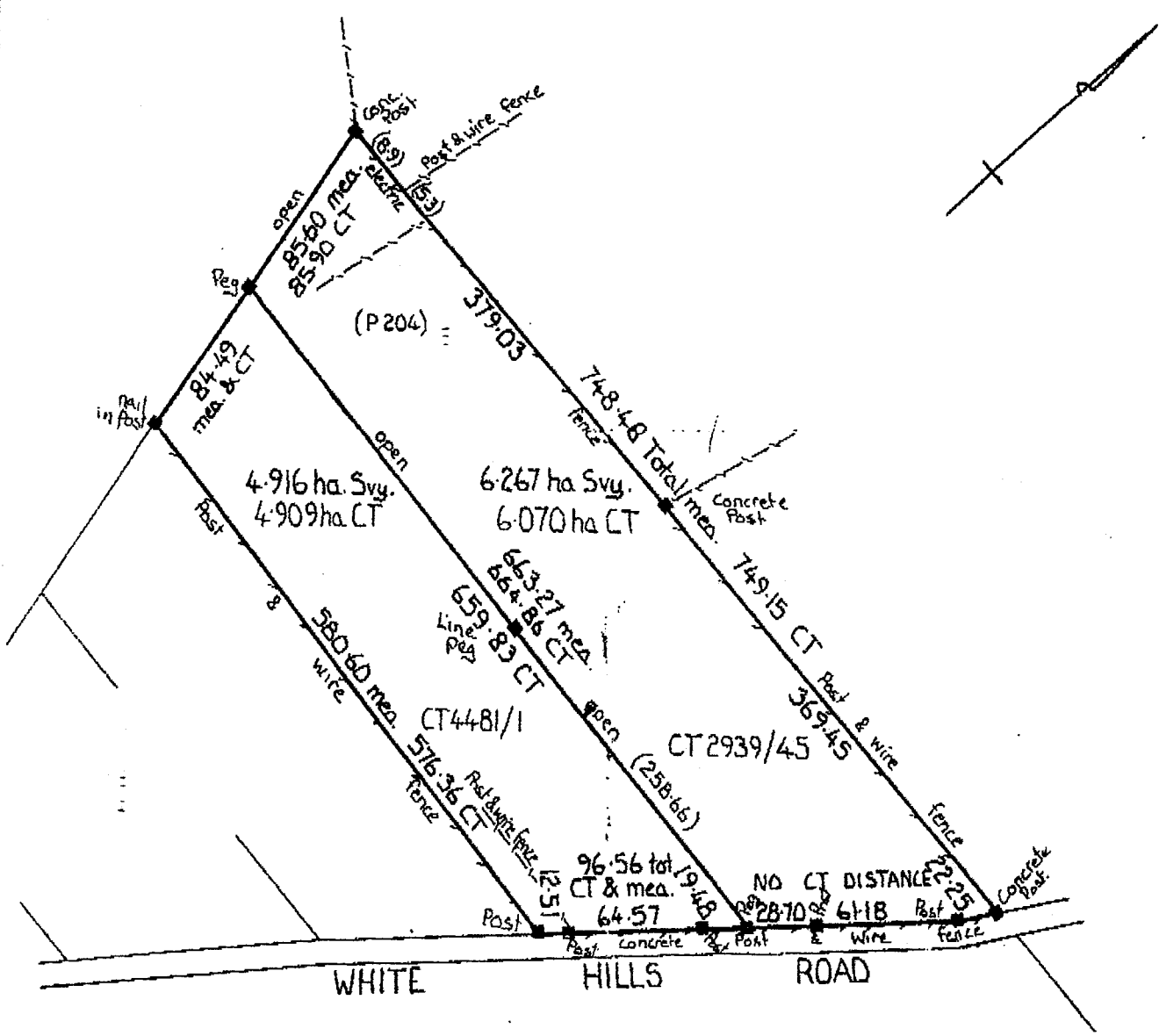
COHEN & ASSOCIATES PTY. LTD.
CONSULTING SURVEYORS

103 Cameron Street, Launceston
P. O. Box 990, Launceston
Telephone: 31 4533

REPORT (2511) Ref. No. 48-58

City/Town	EVANDALE	Owner	RAW Enterprises Pty. Ltd & A.B. & C.A. Wilkes
Section		Title Ref.	CT.2939-45 & CT4486-1
Land District		Municipality	Northern Midlands
Parish		Date	27-04-93
Grantee	Part of 76 ^a 3 ^o 0 ^p granted to J.R. Kenworthy	Scale	Not to Scale

MEASUREMENTS ARE IN METRES



BOUNDARIES HAVE BEEN MARKED AS SHOWN

IMPORTANT NOTE

This plan is of a repeg survey only and as such is not registered by the Recorder of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on the plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Cohen & Associates Pty.

To,
Northern midlands Council
Attention: Rebecca Green
Date: 7th July 2026

Subject: Response to Request for Additional Information – PLN-26-0119

Project: Dwelling Additions (Alfresco, Patio and Carport) - Retrospective

Site: 866 White Hills Road, Evandale

This correspondence is submitted in response to the Request for Additional Information (RAI) dated 30th June 2026, in relation to the above Development Application.

Our responses to the specific matters raised are provided below.

1(a) Clause 11.4.1 – Site Coverage (Performance Criterion P1)

The overall site coverage is approximately **594 m²** on a site area of **49,957 m²**. As the site coverage exceeds the Acceptable Solution, Performance Criterion P1 applies.

The alfresco, patio and carport are ancillary to the existing dwelling and are consistent with the domestic nature of the site. Given the substantial size of the property, the additions do not represent overdevelopment and maintain the spacious, low-density character of the Rural Living Zone. The proposal retains sufficient open space and will not result in unreasonable impacts on adjoining properties through visual bulk, overshadowing or privacy impacts. The additions are consistent with the established pattern of development within the locality and maintain the rural residential character of the area.

Accordingly, the proposal satisfies the requirements of Performance Criterion P1.

1(b) Clause 11.4.2 – Building Height, Setback and Siting

(Performance Criterion P3)

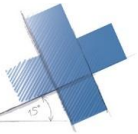
The proposed carport has a setback of **6.9 metres** from the side boundary, which does not comply with the Acceptable Solution. Accordingly, Performance Criterion P3 applies.

The carport is aligned with the existing dwelling, remains subordinate in scale, and does not create unreasonable visual impacts or affect the character of the surrounding area.

Accordingly, the proposal satisfies the requirements of Performance Criterion P3.

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PLUS BUILDING DESIGN
PROJECT MANAGEMENT
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(Performance Criterion P4)

As the proposed patio is located within **200 metres** of the Agriculture Zone and is positioned closer to that zone than the existing dwelling, Performance Criterion P4 applies.

The patio is ancillary to the existing dwelling and does not introduce a new sensitive use or increase potential land use conflict with adjoining agricultural activities. The proposal will not unreasonably constrain existing or future agricultural operations and remains consistent with the rural residential character of the Rural Living Zone.

Accordingly, the proposal satisfies the requirements of Performance Criterion P4.

We trust the above addresses Council's request for additional information. Please let us know if any further clarification is required.

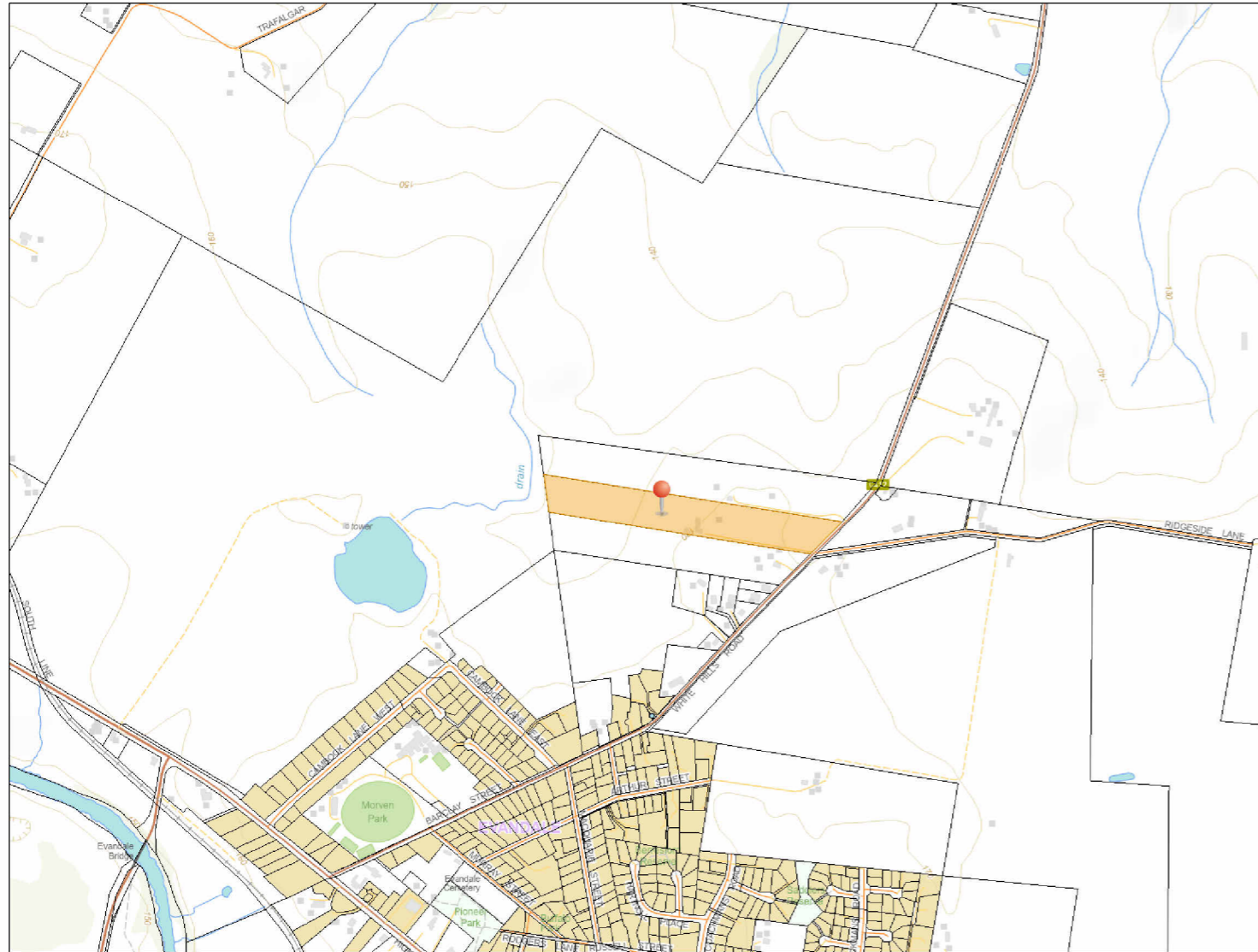
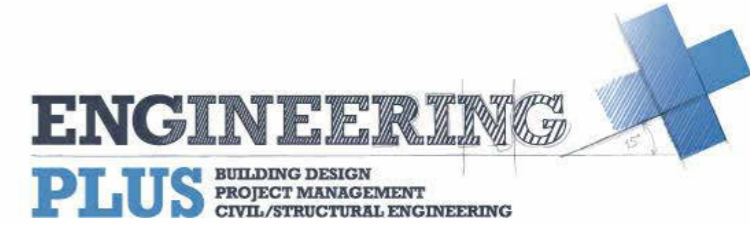
Kind regards,

A handwritten signature in blue ink that reads "Ritika Agrawal".

Ritika Agrawal
Engineering plus
7th July 2026

Exhibited

ISSUED FOR PLANNING APPROVAL RETROSPECTIVE WORKS



DRAWING SCHEDULE

A000	COVER PAGE
A103	SITE PLAN
A202	FLOOR PLAN
A301	ELEVATION #1
A302	ELEVATION #2
A601	VIEW #1
A602	VIEW #2

PROJECT NO: EP2026-142

A.B. & C.A. WILKES

866 WHITE HILLS RD
EVANDALE TAS 7212

NORTHERN MIDLANDS COUNCIL

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	RURAL LIVING
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	36474/1
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUMED 'H1'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

REVISION SCHEDULE			
REVISION NO	DESCRIPTION	DATE	ISSUED BY
SK1	Revision 1	10.06.26	R.A.
A	For PLanning	12.06.26	R.A.



LOCALITY PLAN
 SCALE 1 : 2500

NOTE:
 THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN AIRPORT OBSTACLE LIMITATION ZONE

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	AIRPORT OBSTACLE LIMITATION AREA

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ENGINEERING PLUS
BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING

NOTE:
 ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
 BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS.
 BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND.
 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number : A Revision Description : For PLanning Revision Date : 12.06.26 Revision Issued By : R.A	Date Drawn: Issue Date Drawn: R.A Checked: R. HALL Approved: J. Pfeiffer Scale: As Shown @ A3	Client: A.B. & C.A. WILKES Project: RETROSPECTIVE WORKS Page: LOCALITY PLAN Address: 866 WHITE HILLS RD EVANDALE TAS 7212
PLANNING APPROVAL		EP2026-142 A102

Exhibited



LOT 1
 TITLE: 36474/1
 PID: 7751018
 AREA: 49957m²

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	AIRPORT OBSTACLE LIMITATION AREA

SITE PLAN
 SCALE 1 : 300

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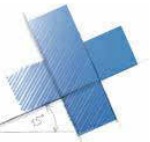
Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : A
Revision Description : For PLanning
Revision Date : 12.06.26
Revision Issued By : R.A

Date Drawn: Issue Date
Drawn: R.A
Checked: R. HALL
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: A.B. & C.A. WILKES
Project: RETROSPECTIVE WORKS
Page: SITE PLAN
Address: 866 WHITE HILLS RD
 EVANDALE TAS 7212

PLANNING APPROVAL **EP2026-142** **A103**

Exhibited



FLOOR LEVEL
 SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

Accredited Building Designer
 Designer Name : G. Pfeiffer
 Accreditation No : CC2211T
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Date Drawn: Issue Date
 Drawn: R.A
 Checked: R. HALL
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Client: A.B. & C.A. WILKES
 Project: RETROSPECTIVE WORKS
 Page: FLOOR PLAN
 Address: 866 WHITE HILLS RD
 EVANDALE TAS 7212

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ENGINEERING PLUS
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EAVE WIDTH 600MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

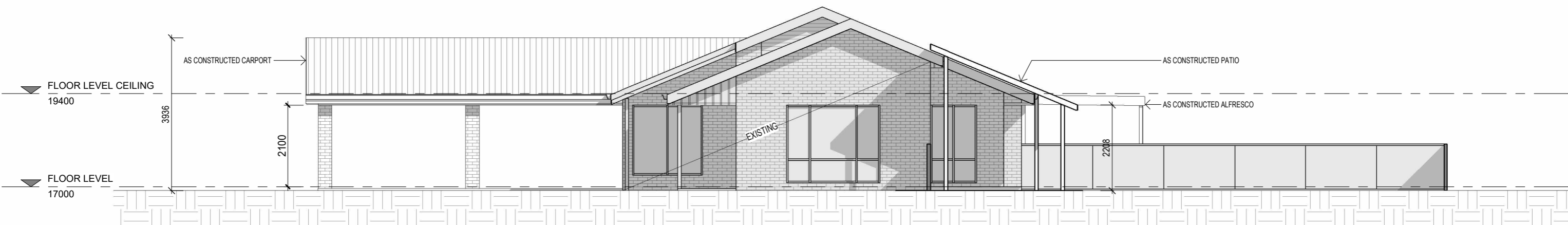
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

SELECTED ALUMINIUM FRAMED WINDOWS IN ACCORDANCE WITH NCC 2022

- POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
- TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURER SPECIFICATIONS.
- GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288.
- ALL FIXINGS AND FLASHING TO MANUFACTURERS REQUIREMENTS.



EASTERN ELEVATION
SCALE 1 : 100



NORTHERN ELEVATION
SCALE 1 : 100

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 Accreditation No : CC2211T
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Client: A.B. & C.A. WILKES
 Project: RETROSPECTIVE WORKS
 Page: ELEVATION #1
 Address: 866 WHITE HILLS RD
 EVANDALE TAS 7212

PLANNING APPROVAL

EP2026-142

A301

EAVE WIDTH 600MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
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- ALL FIXINGS AND FLASHING TO MANUFACTURERS REQUIREMENTS.



WESTERN ELEVATION
SCALE 1 : 100



SOUTHERN ELEVATION
SCALE 1 : 100

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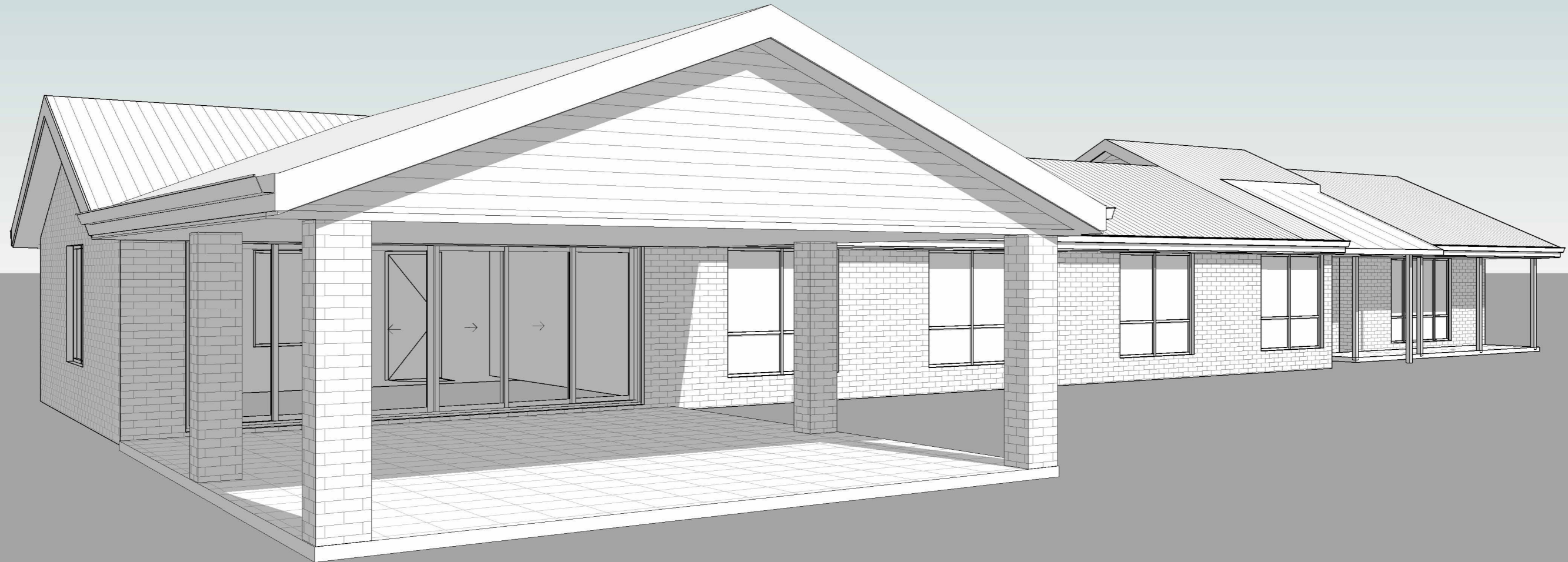
Client: A.B. & C.A. WILKES
 Project: RETROSPECTIVE WORKS
 Page: ELEVATION #2
 Address: 866 WHITE HILLS RD
 EVANDALE TAS 7212

PLANNING APPROVAL

EP2026-142

A302

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Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : A
Revision Description : For PLanning
Revision Date : 12.06.26
Revision Issued By : R.A

Date Drawn: Issue Date
Drawn: R.A
Checked: R. HALL
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: A.B. & C.A. WILKES
Project: RETROSPECTIVE WORKS
Page: VIEW #1
Address: 866 WHITE HILLS RD
EVANDALE TAS 7212

PLANNING APPROVAL

EP2026-142

A601

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Client: A.B. & C.A. WILKES
Project: RETROSPECTIVE WORKS
Page: VIEW #2
Address: 866 WHITE HILLS RD
EVANDALE TAS 7212

PLANNING APPROVAL

EP2026-142

A602