

Exhibited

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

Reference no	PLN-26-0172
Site	29 CAMBOCK LANE WEST EVANDALE
Proposed Development	Alterations and additions to existing dwelling
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: Alterations and Additions to Existing Dwelling

Driveway construction material:	Existing (compacted gravel)
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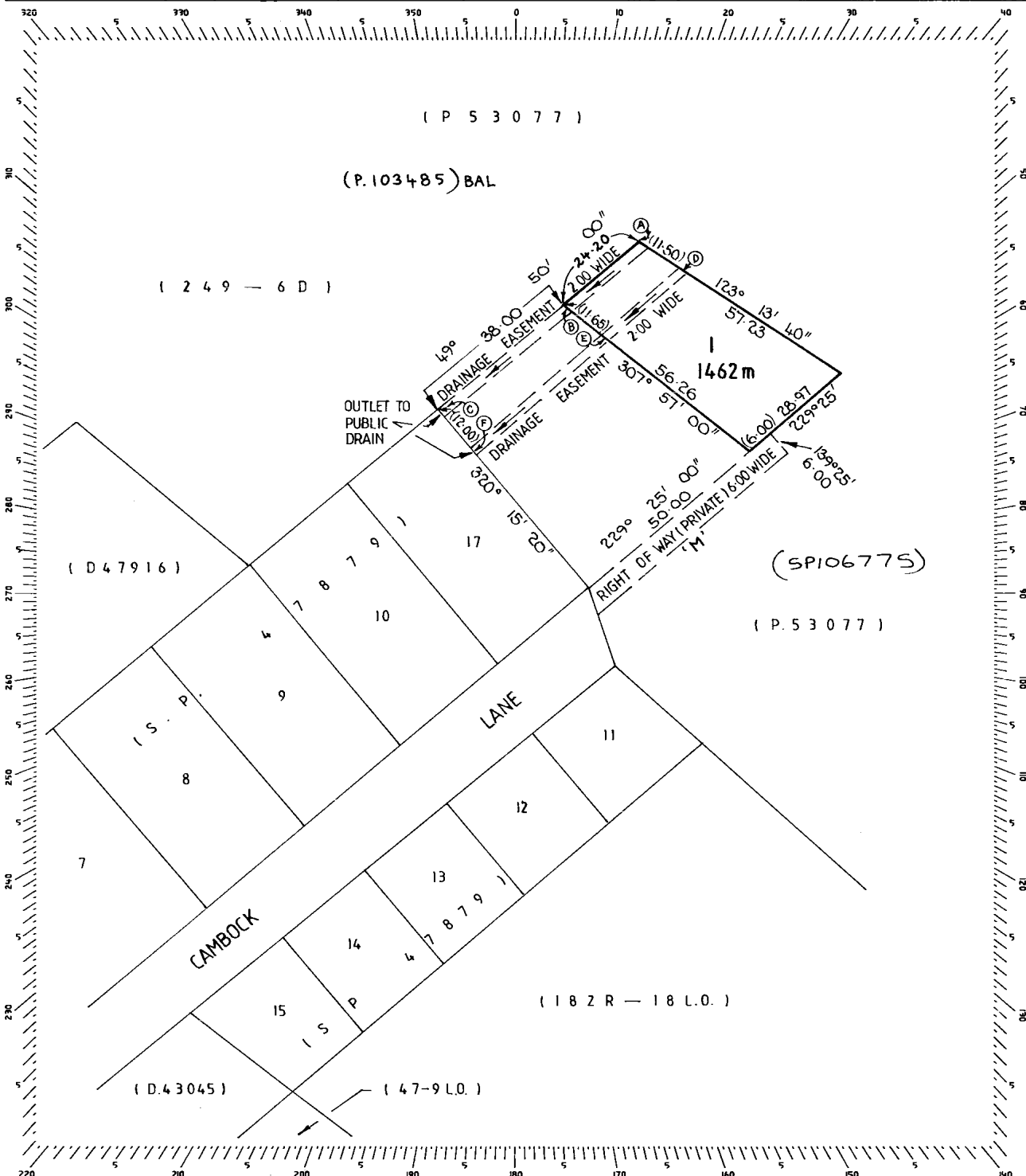
The Land

Site address:	29 Cambock Lane West, Evandale
Title reference:	C/T: 102290/1
Existing buildings on site:	Dwelling
Existing use of site:	Residential

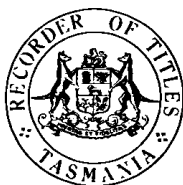
**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

Refer to attached planning response letter

OWNER R.A.W. ENTERPRISES PTY.LTD. FOLIO REFERENCE C.T.VOL 4774 FOL 49. GRANTEE PART OF 328 ACRES, GRANTED TO JAMES AITKIN, THOMAS WILLIAMS & JOHN SINCLAIR.		PLAN OF SURVEY BY SURVEYOR R.V.TAIT OF COHEN & ASSOCIATES PTY. LTD. LOCATION TOWN OF EVANDALE SCALE 1:1000 LENGTHS IN METRES		REGISTERED NUMBER SP 102290 APPROVED EFFECTIVE FROM 8 MAR 1993 <i>Michael Smith</i> Recorder of Titles
STATE MUNICIPAL CODE No. 47	LAST UPI No. 487	LAST SURVEY PLAN No. P53077	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SP102290



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

~~Each lot on the plan is together with:~~

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

~~Each lot on the plan is subject to:~~

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

~~The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.~~

Lot 1 on the plan and the balance is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot or the balance as the case may be; and
- (2) any easements or profits a prendre described hereunder.

Lot 1 on the plan and the balance is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot or the balance as the case may be as may be necessary to drain the stormwater and other surplus water from Lot 1 on the plan or the balance as the case may be; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is together with a right of carriageway over the strip of land marked "right of way (private)M6.00 wide" on the Plan.

The balance is subject to a right of carriageway appurtenant to Lot 1 on the Plan over the strip of land marked "right of way (private)M6.00 wide" on the Plan.

FENCING COVENANT

The owner of each Lot on the plan covenants with the Vendor R.A.W. Enterprises Pty. Ltd. A.C.N. 009 494 455 that the Vendor shall not be required to fence.

COVENANTS

The owner of Lot 1 on the plan covenants with the Vendor R.A.W. Enterprises Pty. Ltd. A.C.N. 009 494 455 to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with the balance and each and every part thereof to observe the following stipulations:-

1. That no dwelling house building carport garage or outbuilding with outer walls of asbestos sheeting or any other similar materials shall be erected on such lot.
2. (a) Not to erect on any such lot any residential building using or having:-
 - (i) any exterior material or with outer walls other than masonry brick, brick veneer or a combination of those materials; and
 - (ii) any roofing material or with roofs other than tiles slate shingles or colorbond iron.
- (b) Not to erect on any such lot any carport garage or outbuilding using:-
 - (i) any exterior material or with outer walls other than masonry brick, brick veneer or sawn cedar board or colorbond iron or a combination of those materials; and
 - (b) any roofing material or with roofs other than tiles slate shingles or colorbond iron.

PROVIDED THAT nothing herein contained shall prohibit or interfere with or prejudice the present and continued use maintenance alteration extension or development of the existing residential building or outbuilding to the intent that the foregoing covenant shall apply only in the event of such residential building or any outbuilding being demolished or otherwise destroyed such that the same cannot be made good without practically rebuilding the same.

3. Not to erect or place or suffer to be or remain on such lot any temporary building structure or caravan except a shed or workshop used for the purpose of and in connection with and during the building of permanent buildings in the course of construction of such lot.
4. That no hoarding or other structure or station for the purpose of exhibiting any advertisement bill poster or sign shall be erected or placed or suffered to be upon any part of such lot (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon).
5. Not to affix or display on any wall or fence upon such lot or any part thereof any posters bills hoarding or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon).
6. Not to subdivide such lot into smaller lots not alter nor amend the subdivision plan as it relates to each lot in any way without the Vendor's consent first had and obtained.

7. That other than domestic animals approved of by the Vendor no animals or birds or any kind shall be kept or permitted or suffered to be kept upon such lot.
8. Not to erect place or use on any such lot any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles wares or merchandise whatsoever.
9. Not to cut down or remove from such lot any green trees without the consent in writing of the Warden Councillors and Electors of the Municipality of Evandale first had and obtained.
10. Not to erect install or amend any drainage pipes or drainage dissipators on such lot or any part thereof which will cause or may cause any stormwater to enter or cause damage to any adjoining lot or to any road shown on the plan or any area adjacent to such road.
11. Not to store heap or permit to be excavated carried away or removed from such lot or any part thereof any trees logs earth clay stone gravel or sand except such as may be necessary for the purposes of road or driveway construction and levelling or filling of such lot or for the formation of any buildings swimming pool or barbeque to be constructed thereon.
12. Not to construct any area of hardstanding with any material other than bitumen cement paving or other surface material submitted to and approved in writing by the Vendor or the Vendor's agent before construction is commenced.
13. Not to erect on such lot any other than one private dwelling house and buildings appurtenant thereto.
14. That the main building erected on any portion of such lot shall not be used for any purpose other than a private residential house.
15. That not more than one main building shall be erected on such lot.
16. Not to erect on such lot a private dwelling house which (exclusive of appurtenant buildings thereto) shall have a floor area of less than one hundred and ten square metres.
17. Not to erect on any portion of such lot a private dwelling house (exclusive of outbuildings) of a less value than Forty five thousand dollars such value to be the actual cost of labour and materials only and any question as to value shall be settled by the Vendor or the Vendor's agent to whom all necessary vouchers shall be produced and the Vendor or the Vendor's agent shall be the sole arbiter as to whether or not such actual costs are at least Forty five thousand dollars.
18. That no engine or machinery worked or driven by steam gas electricity or other mechanical power and used for any trade operations shall be erected affixed or placed on any part of such lot and no trade manufactory or business whatsoever shall be carried on or be permitted or allowed to be carried on on any part of such lot.

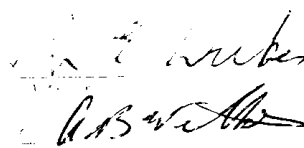
AND the Vendor (the said R.A.W. Enterprises Pty. Ltd. A.C.N. 009 494 455) reserves the right for itself and his its personal representatives and assigns to sell lease or otherwise deal with the balance or any part thereof or any lot on the plan subject to the above conditions and restrictive covenants or any one of them or not and subject to such modifications or amendments or full release thereof as he thinks fit. The exercise of the said right in relation to the balance or any part thereof or any lot on the plan shall not release the owner of any lot from any of the conditions or covenants effected or imposed upon the balance or any part thereof or any lot on the plan or give to the owner of the balance or any part thereof or any lot on the plan any right of action against

the said R.A.W. Enterprises Pty. Ltd. A.C.N. 009 494 455 or any other person or persons.

INTERPRETATION

"Balance" means the balance of the land remaining in Folio of the Register Numbered Volume 4774 Folio 49 vested in the Vendor at the date of acceptance hereof after excluding the lot on the plan.

THE COMMON SEAL of R.A.W. ENTERPRISES)
PTY. LTD. A.C.N. 009 494 455 the)
Registered Proprietor of the land in)
Folio of the Register Numbered Volume)
4774 Folio 49 was hereunto affixed in)
the presence of:)



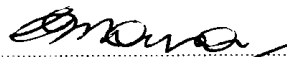
Ref: DPC 329

This is the schedule of easements attached to the plan of R.A.W. ENTERPRISES
(Insert Subdivider's Full Name)
PTY. LTD. affecting land in

C.T. VOL 4774 Fol 49
(Insert Title Reference)

Sealed by MUNICIPALITY OF EVANDALE on 5TH OCTOBER 1992

Solicitor's Reference


Council Clerk/Town Clerk

05.K 3134

DEVELOPMENT APPLICATION REPORT

Project

Alterations and Additions

The site

The site, a Torrens Title volume CT- 102290, Folio 1 and is located within the General Residential zone of the Tasmanian – Northern Midlands planning scheme.

The Development

The development is for Alterations and Additions, at 29 Cambock Lane West, Evandale.

Development Standards – Specific Area Code Overlay

NOR-55.7.4 Windows

That window form and details are compatible with the streetscape or rural village character.

P3

The proposed extension features 3 vertical double hung windows in which are spaced at equal intervals. There are evidence of windows within the existing streetscape that demonstrates designs of current construction and operability (fixed or awning, sash-less) - refer to below images. The proposed extension keeps a overall sensitivity to the front façade window design requirements, with modern glazed units facing side boundaries, and out of pedestrian view.



Figure 01
Solid pane, awning window (27 Cambock Lane West)



Figure 02
Solid pane, awning window (25 Cambock Lane West)

Attachments

Land Title & Schedule of Easements

Yours Faithfully

Jackson Young
Building Designer
License number 674 563 705



Level 1, 52-60 Bisbane Street (Holyman House), Launceston Tas 7250.

Tel - 633 89914 - Mob -0400 655 771 - Email leigh@planstobuild.com.au

Exhibited

ALTERATIONS AND ADDITIONS

at 29 CAMBOCK LANE WEST, EVANDALE TAS 7212

for J SINCLAIR & B TAYLOR

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

PROJECT NUMBER:

26079

PROPERTY ID:

1501130

LAND TITLE, VOLUME & FOLIO

CT - 102290/1

SITE AREA:

1,462m2

FLOOR AREAS:

EXISTING DWELLING FLOOR AREA - ***m²

EXISTING OUTBUILDING FLOOR AREA - ***m²

COUNCIL:

NORTHERN MIDLANDS

SCHEME / ZONE:

8.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:

BUSHFIRE PRONE

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: BAL**

TERRAIN CLASSIFICATION: TC**

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:

12/08/2026



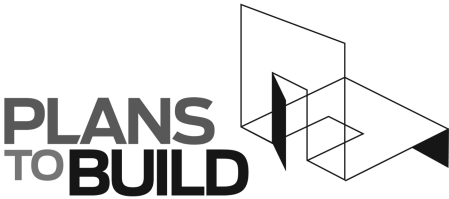
LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 DEMOLITION PLAN
- A03 FLOOR PLAN
- A04 ROOF PLAN
- A05 ELEVATIONS
- A06 SECTION AA



MEMBER
you're in good hands



ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

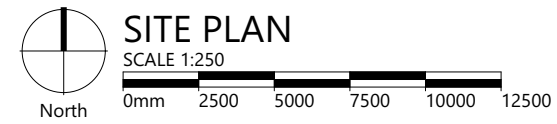
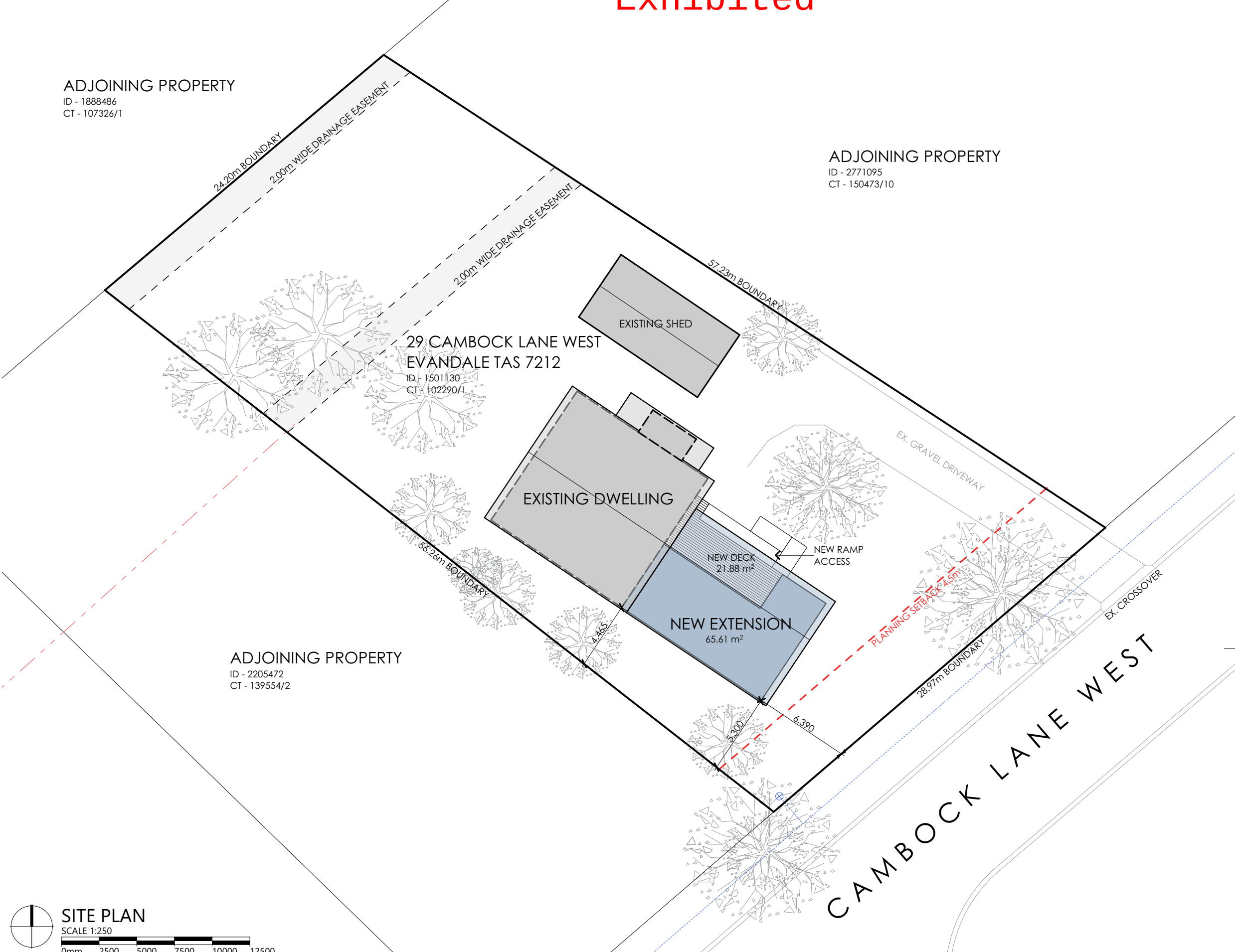
THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev. Amendment		Date
DRAWING No:		ISSUE: SCHEMATIC
A00		REV: 0



ALTERATIONS AND ADDITIONS

29 CAMBOCK LANE WEST, EVANDALE TAS 7212

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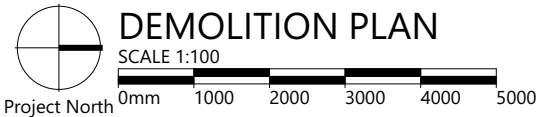
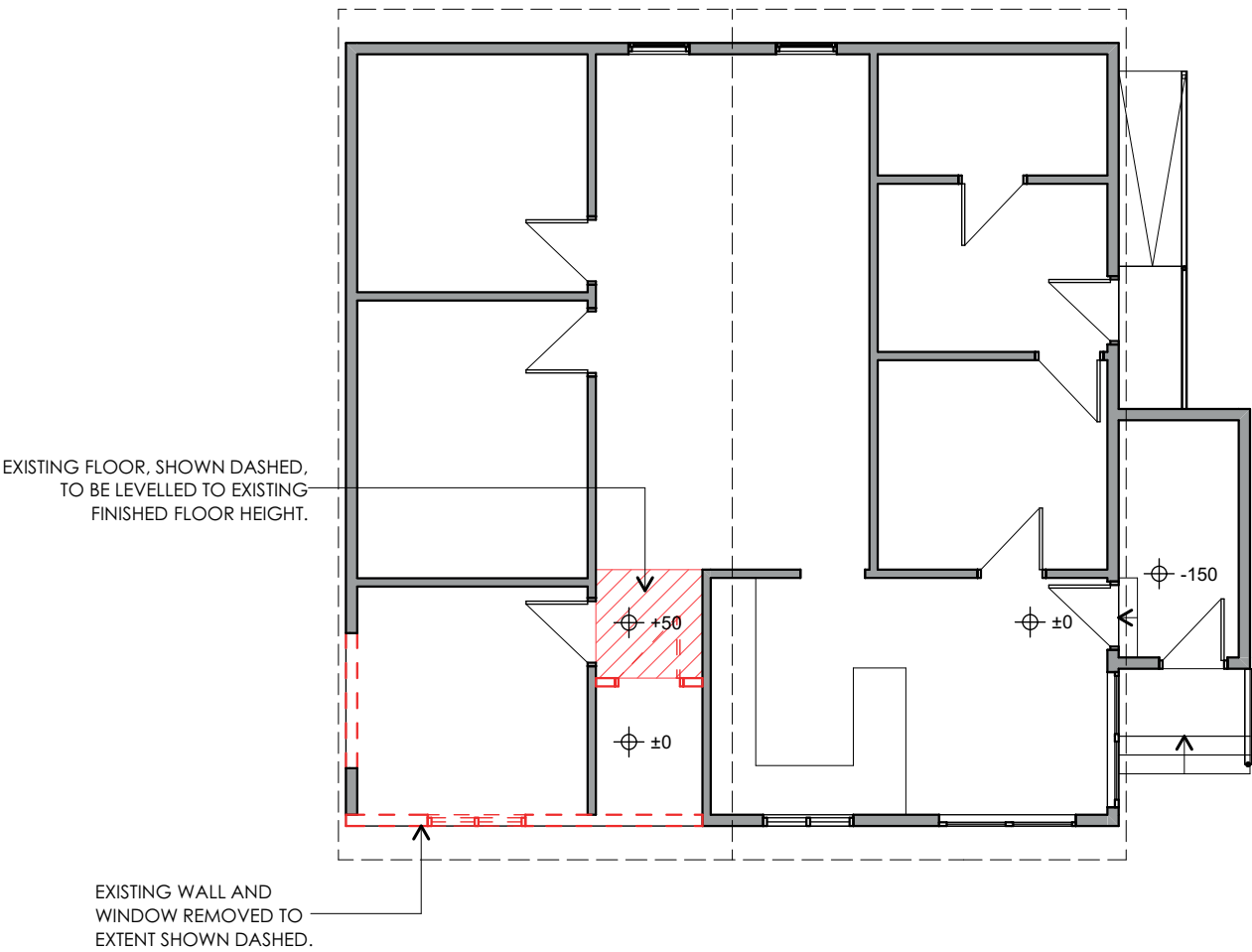
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PLANS TO BUILD

ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
J SINCLAIR & B TAYLOR

2 of 7



ALTERATIONS AND ADDITIONS

29 CAMBOCK LANE WEST, EVANDALE TAS 7212

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PROJECT NUMBER: 26079	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/08/2026	DRAWING No: A02	ISSUE: SCHEMATIC REV: 0
			3 of 7	

PLANS
TO BUILD

ABN 23 269 055 701

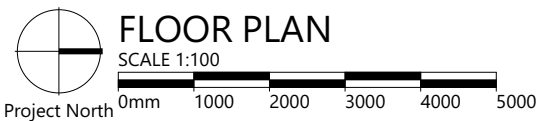
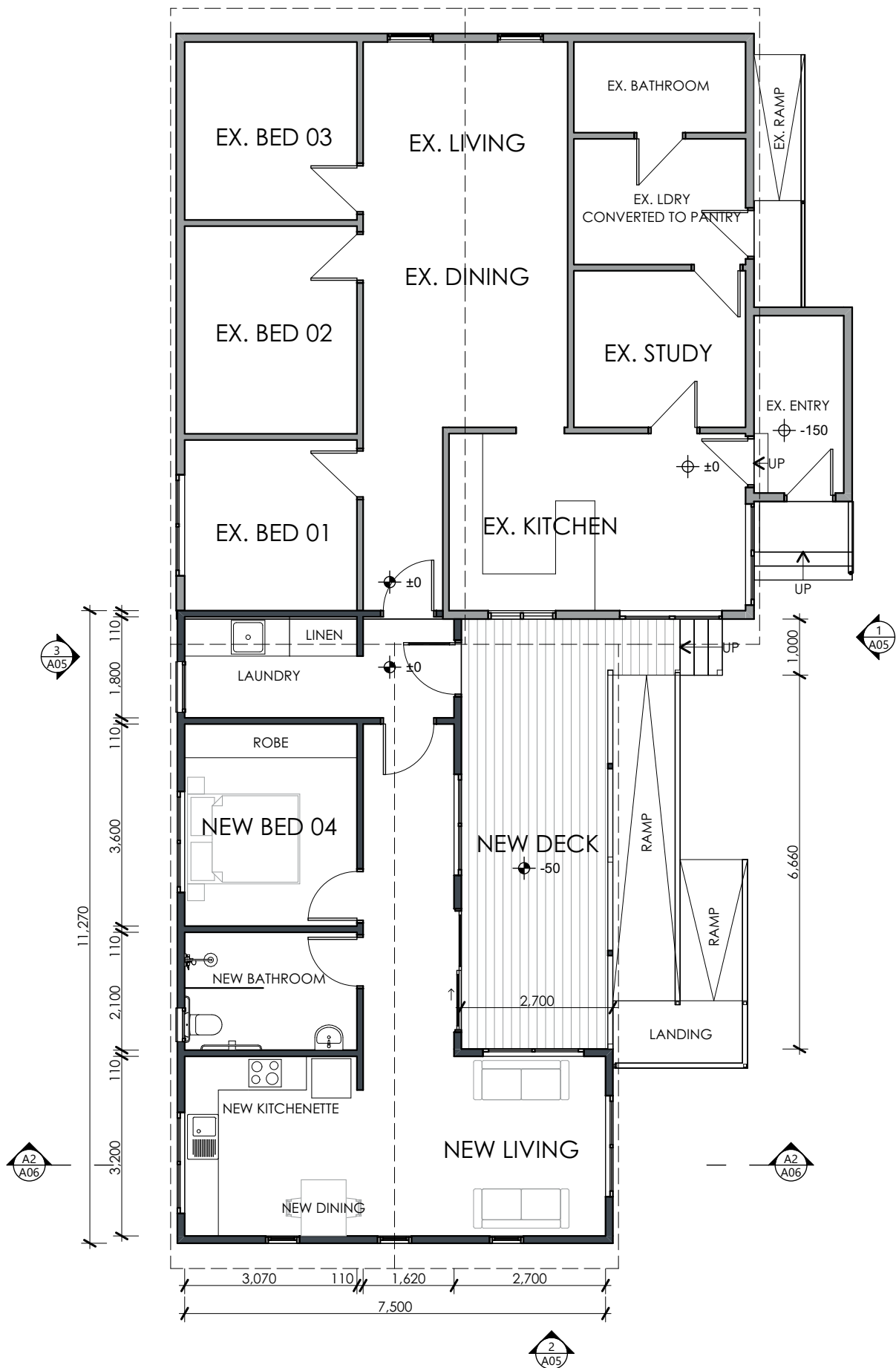
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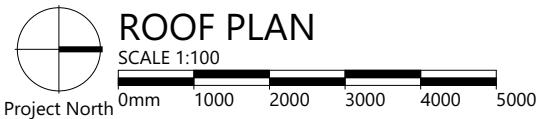
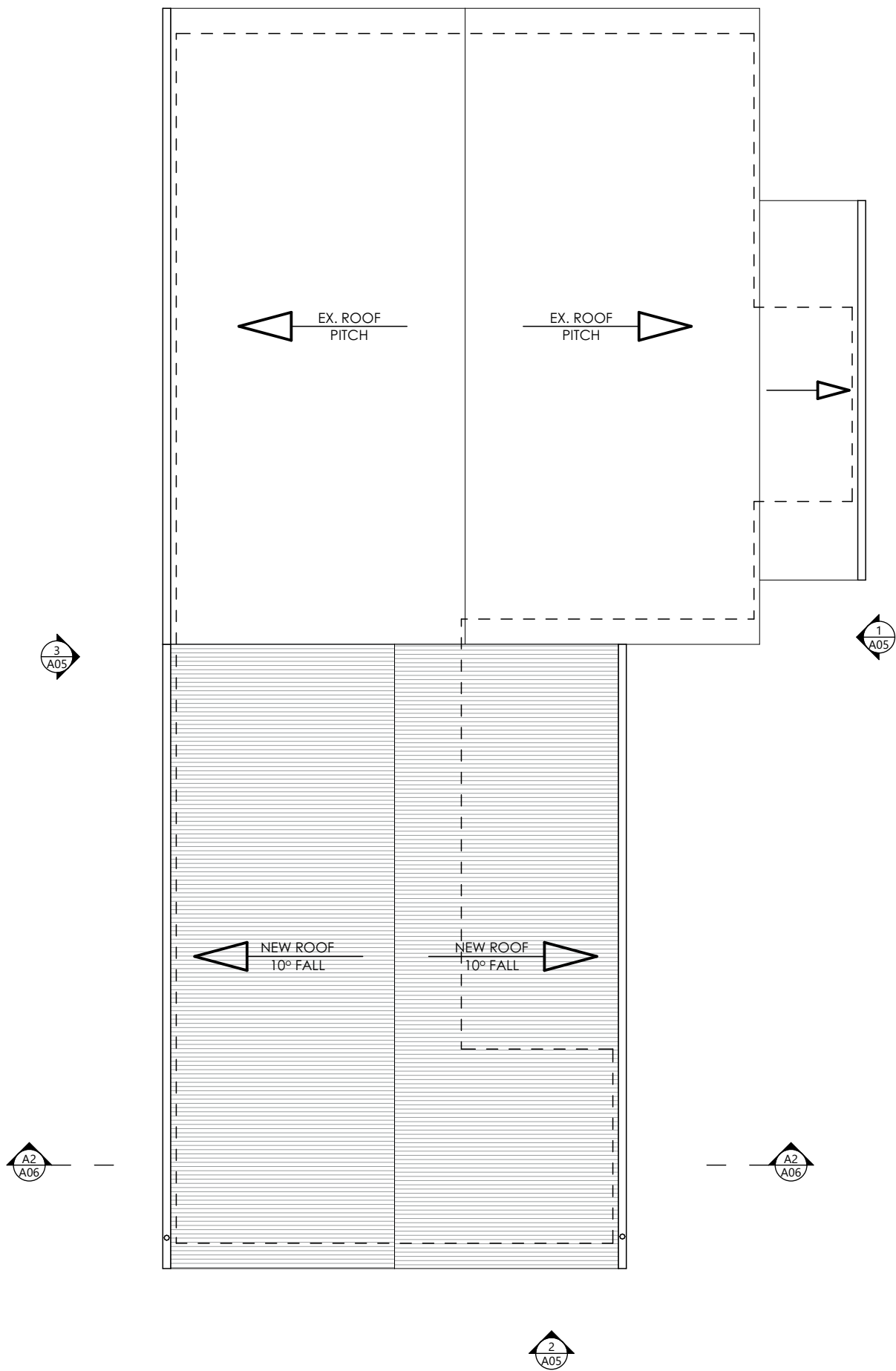
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29 CAMBOCK LANE WEST, EVANDALE TAS 7212

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PRINT DATE: 12/08/2026

rev.	Amendment	Date
DRAWING No:	A03	ISSUE: SCHEMATIC
4 of 7	REV: 0	



ALTERATIONS AND ADDITIONS

29 CAMBOCK LANE WEST, EVANDALE TAS 7212

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29 CAMBOCK LANE WEST, EVANDALE TAS 7212	PROJECT NUMBER: 26079	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/08/2026	DRAWING No: A04	ISSUE: SCHEMATIC
				5 of 7	REV: 0

PLANS
TO BUILD

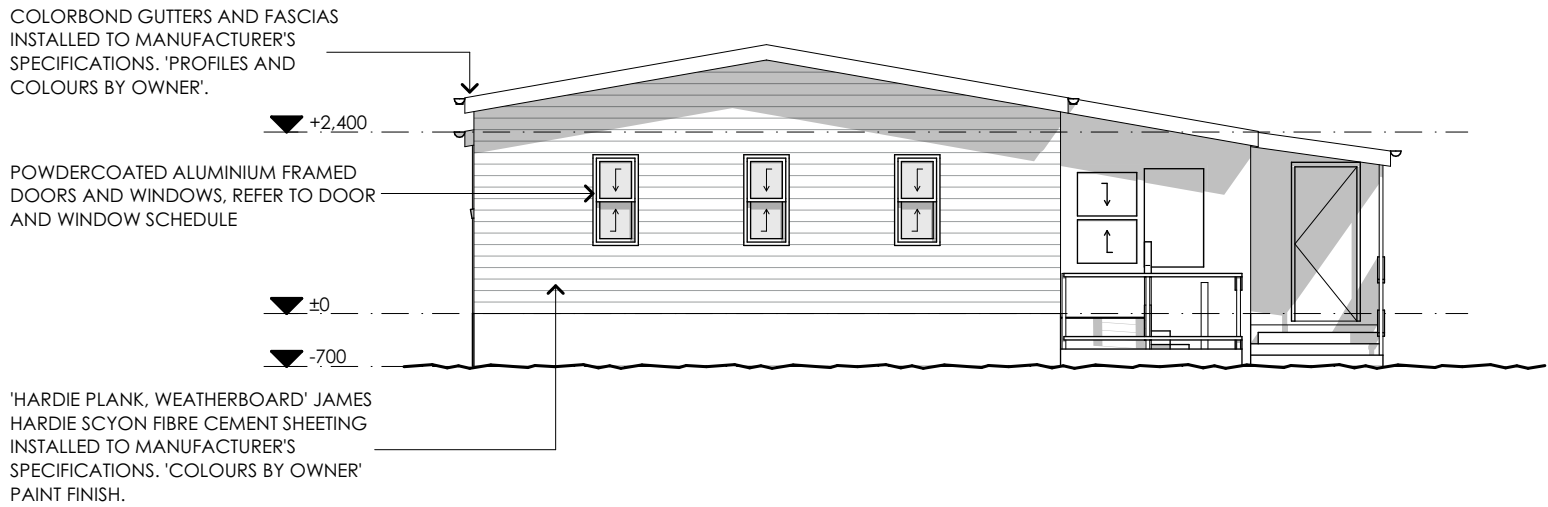
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		Date
rev.	Amendment	



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



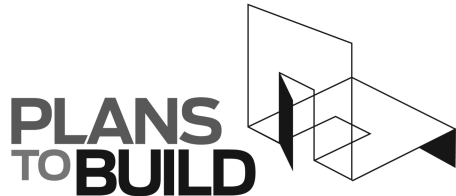
3 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ALTERATIONS AND ADDITIONS

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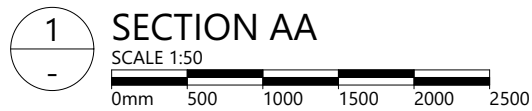
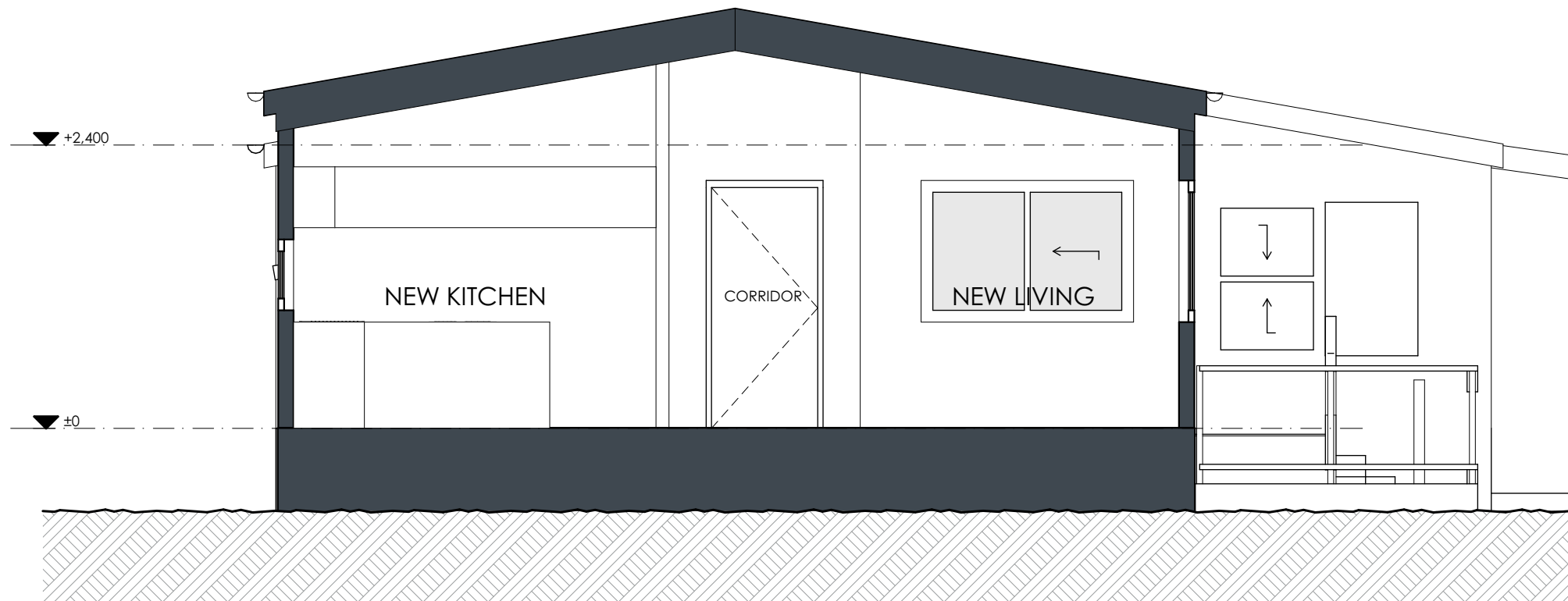
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6 of 7
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	Date
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