

Exhibited

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

Reference no	PLN-26-0176
Site	25 COLLINS STREET EVANDALE
Proposed Development	Demolition of existing outbuilding and construction of new outbuilding (garage)
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: DEMOLITION OF EXISTING SHED & PROPOSED SHED DESIGNED BY OTHERS.

Shed will be used for residential storage, private social area and workshop hobby.

Driveway construction material:

EXISTING SEALED

The Land

Site address:

25 COLLINS ST EVANDALE TAS 7212

Title reference:

65484/2

Existing buildings on site:

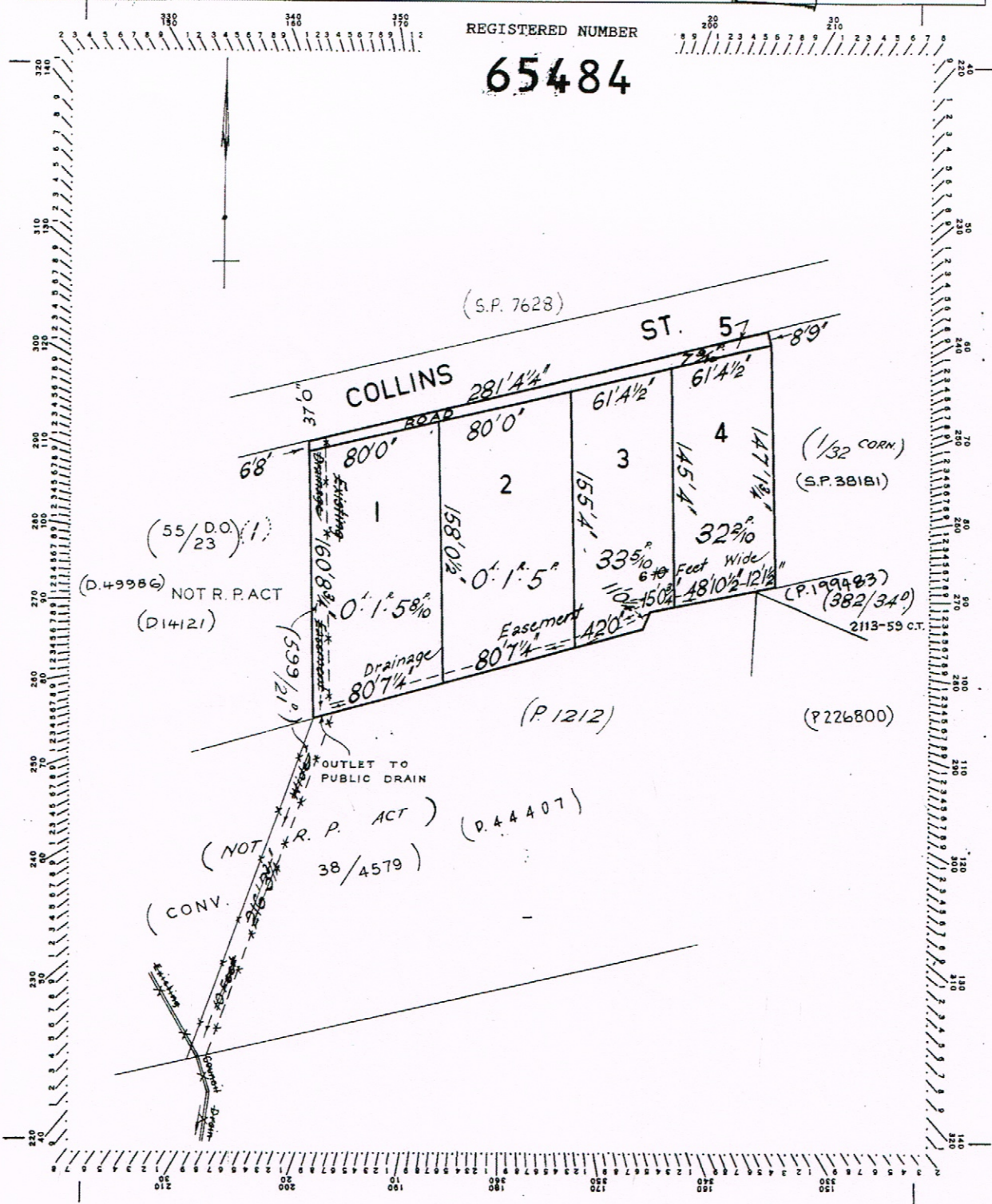
Existing Dwelling & Shed

Existing use of site:

Residential

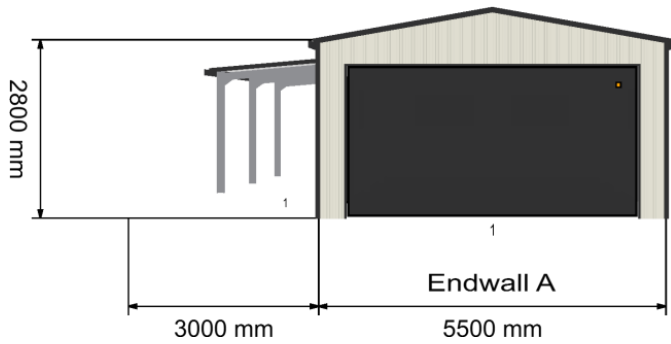
**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

Owner: <i>William Thomas Grubb</i>	PLAN OF SURVEY by Surveyor <i>Edward M^cRae Pedley</i> of land situated in the	Registered Number: S.P. 3824
Title Reference: <i>CT. 2798-53.</i> <i>C.T. Vol. 430. Fol. 18.</i>	TOWN OF EVANDALE	Effective from: <i>2.12.71</i>
Grantee: <i>Part of 200acs. George Collins</i>	Scale <i>60 to an inch</i>	P.T. <i>Whitkinson</i> Recorder of titles

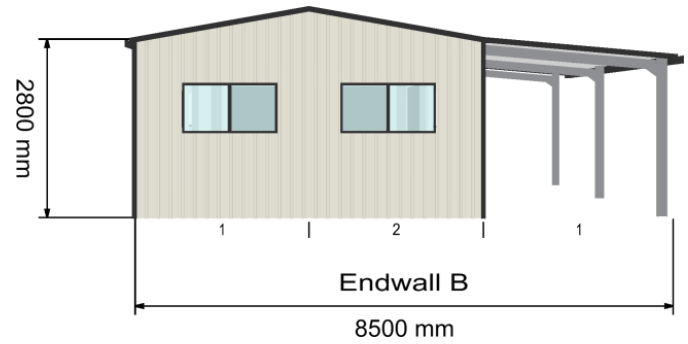


Building Specification – Drawings

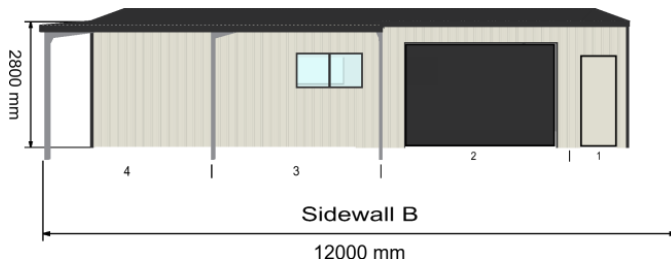
Front



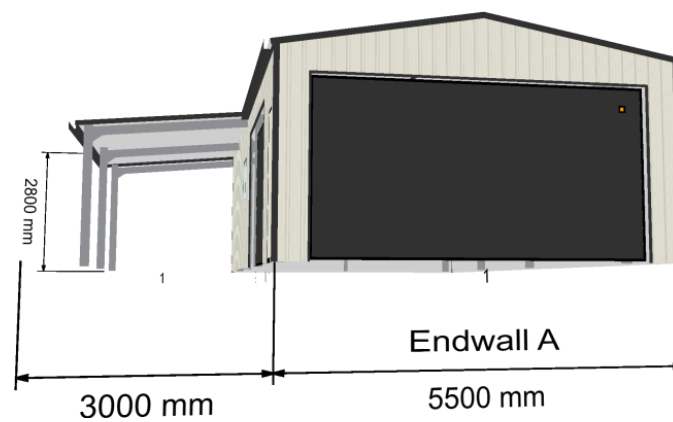
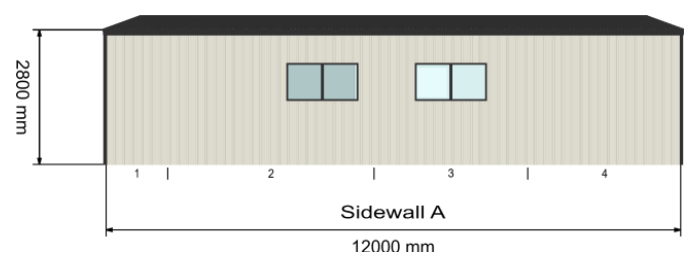
Rear



Left Side



Right Side



ISSUED FOR DEVELOPMENT APPROVAL
PROPOSED SHED DESIGNED BY OTHERS

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DRAWING SCHEDULE

A000	COVER PAGE
A101	SITE PLAN
A201	FLOOR PLAN
A301	ELEVATION #1
A601	PERSPECTIVES
A602	SHADOW DIAGRAMS



PROJECT NO: EP2026 -046

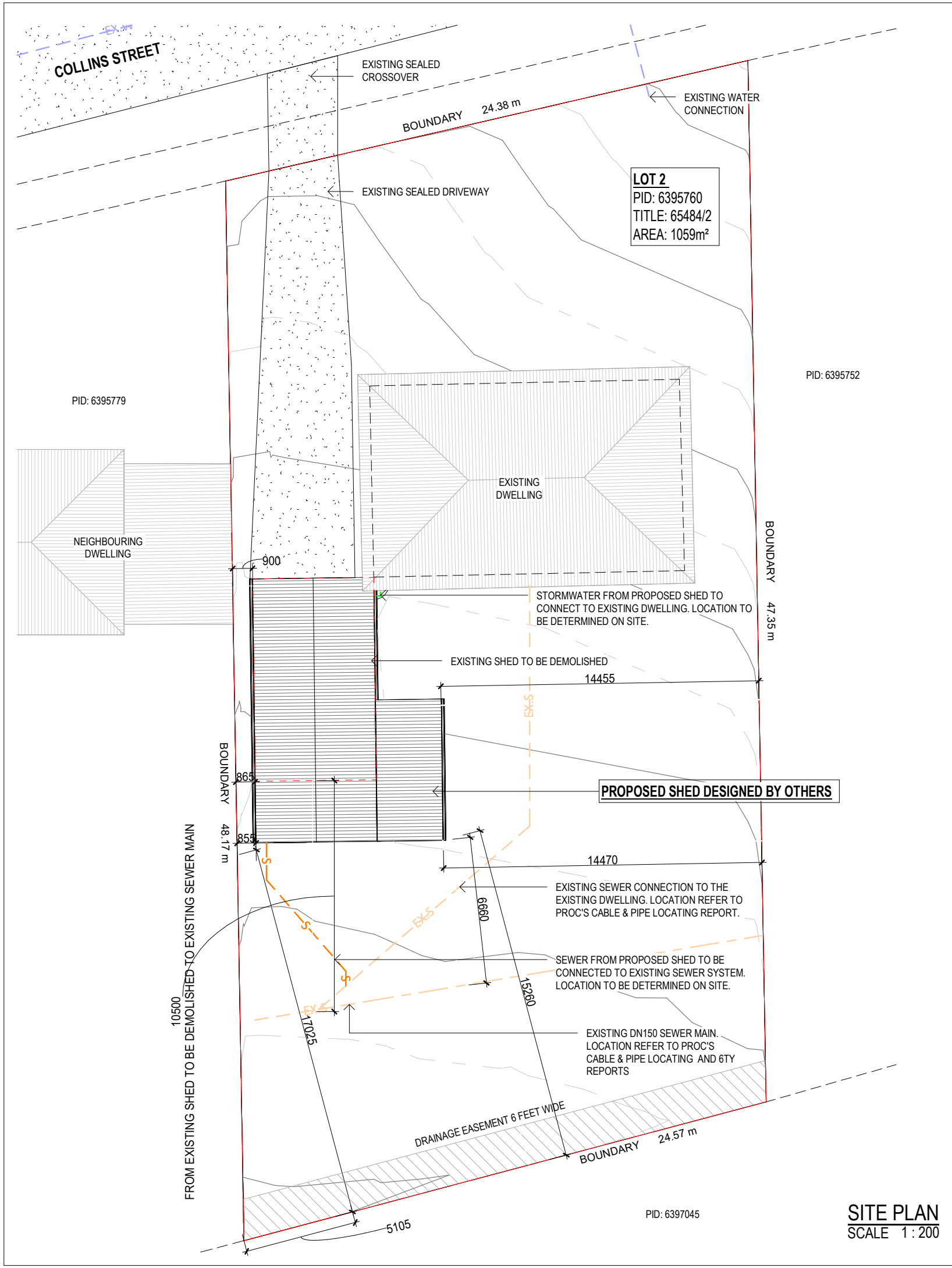
J. & N. DARE

25 COLLINS ST
EVANDALE TAS 7212

NORTHERN MIDLANDS COUNCIL

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	65484/2
DESIGN WIND SPEED:	ASSUME "N2"
SOIL CLASSIFICATION:	ASSUME "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
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	04.08.26	DESIGNER
SK2	Revision 2	10.08.26	DESIGNER
A	Revision 3	24.08.26	C.R
B	Revision 4	27.08.26	C.R



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DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	WATERWAY AND COASTAL PROTECTION ZONE
	BUSHFIRE MANAGEMENT ZONE
	FILLED AND BATTER BACK REGION
	CUT AND BATTER BACK REGION

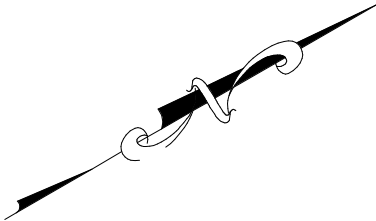
NOTE:
THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN AIRPORT OBSTACLE LIMITATION ZONE, BUSHFIRE ZONE, LOCAL HERITAGE PERCINCT & ATTENUATION ZONE

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.

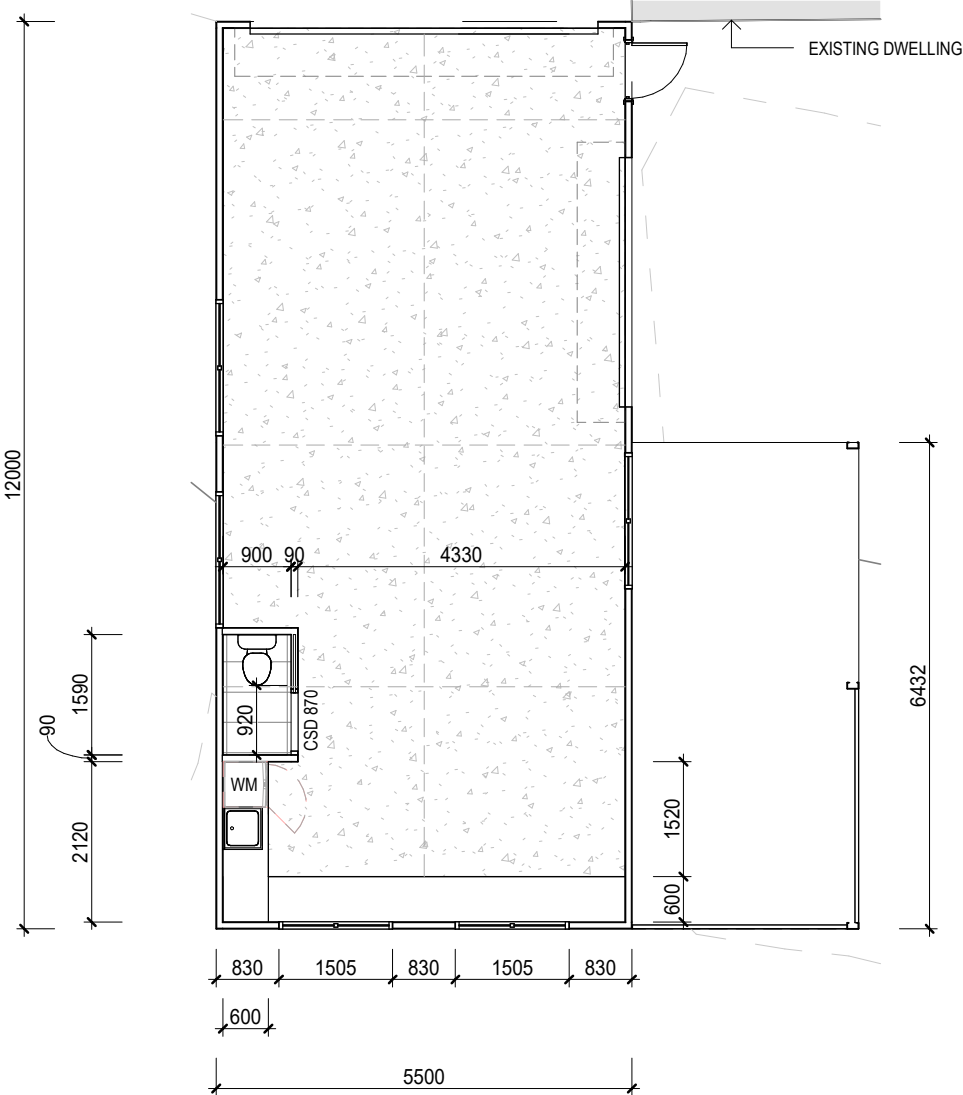
NOTE:
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WAS 02-2014-3.1 MRWA V.2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

info@engineeringplus.com.au
Ph 03 6337 7021

Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number :B Revision Description :Revision 4 Revision Date :27.08.26 Revision Issued By :C.R	Date Drawn: Issue Date Drawn: C . R Checked: C . R Approved: J. Pfeiffer Scale: As Shown @ A3	Client: J. & N. DARE Project: PROPOSED SHED DESIGNED BY OTHERS Page: SITE PLAN Address: 25 COLLINS ST EVANDALE TAS 7212
	DEVELOPMENT APPROVAL	EP2026 -046 A101



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FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

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EP2026 -046

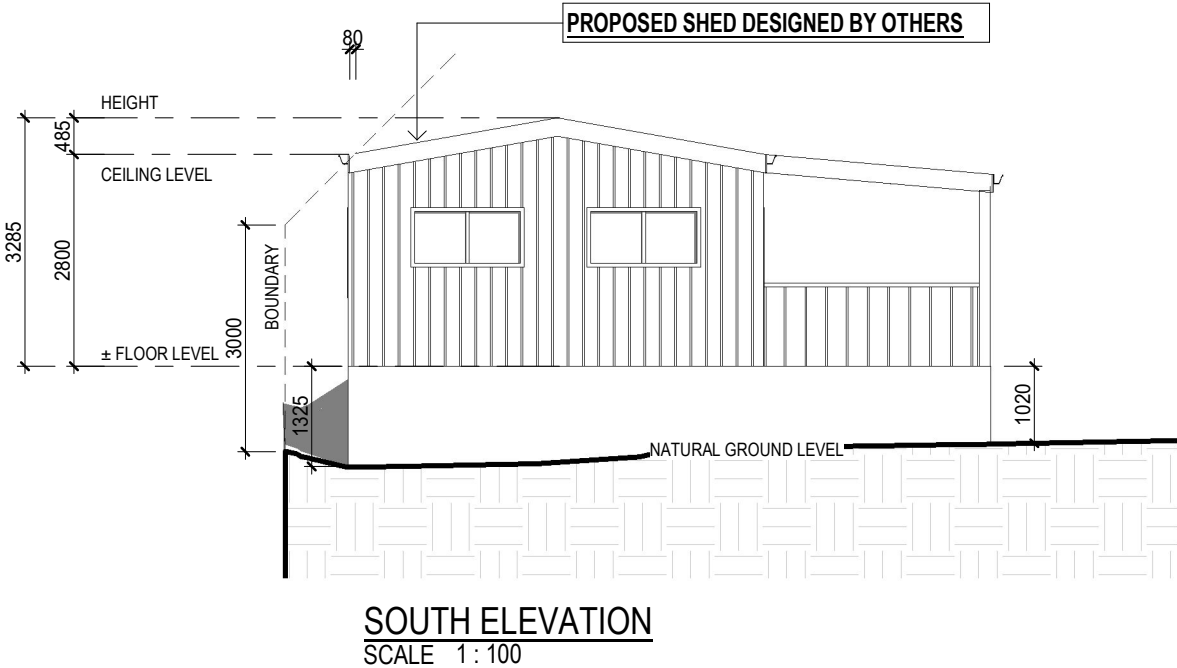
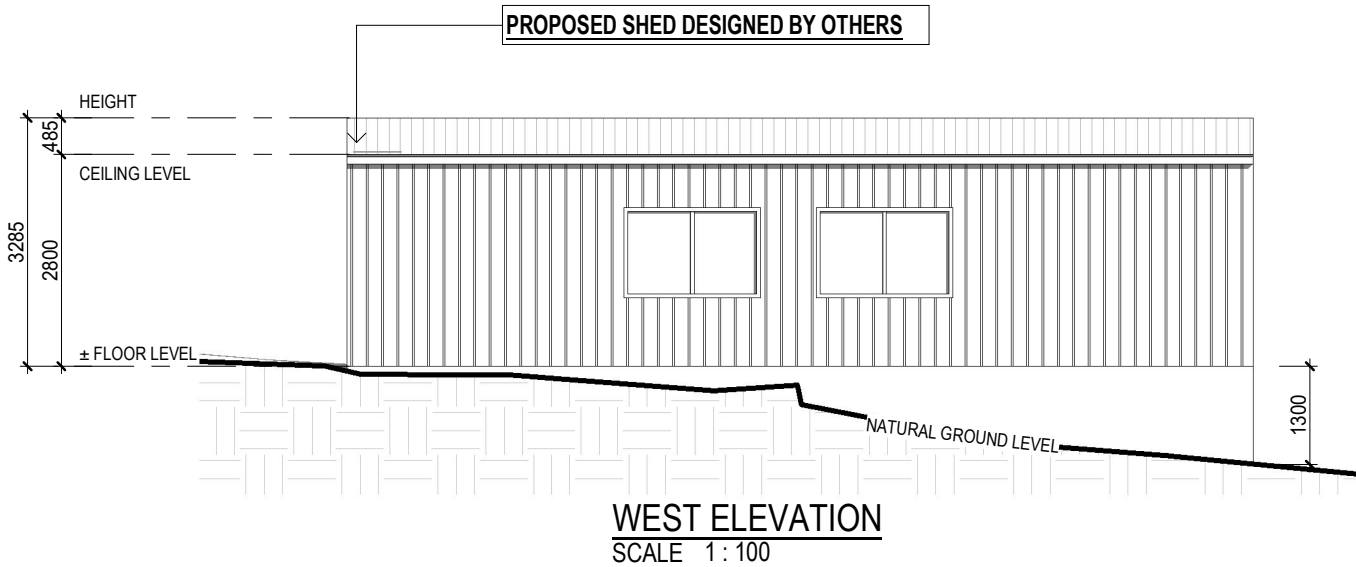
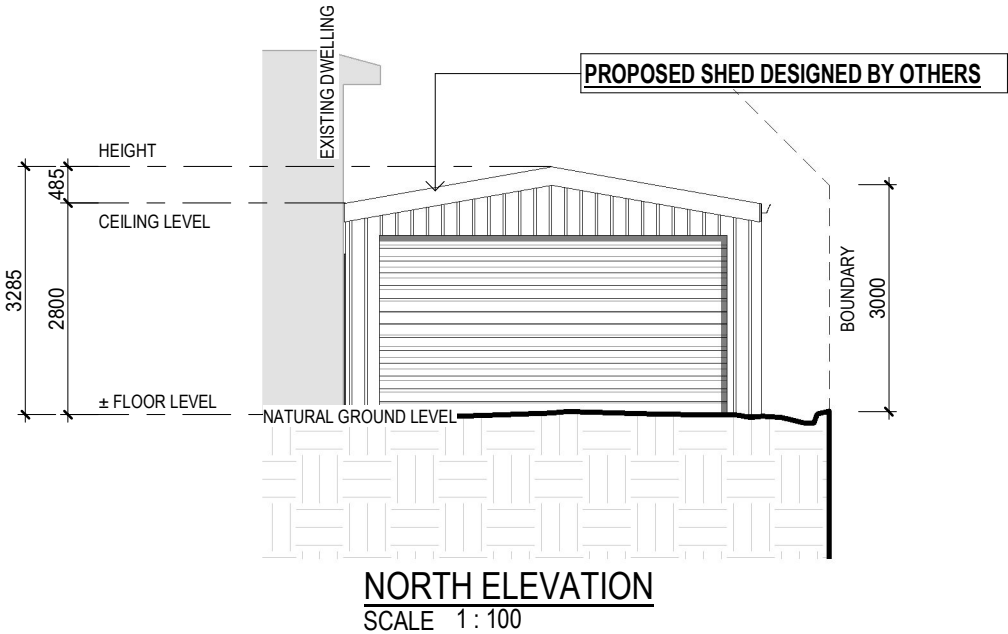
A201

EAVE & SOFFIT CONSTRUCTION IN ACCORDANCE WITH NCC 2022

- 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

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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.

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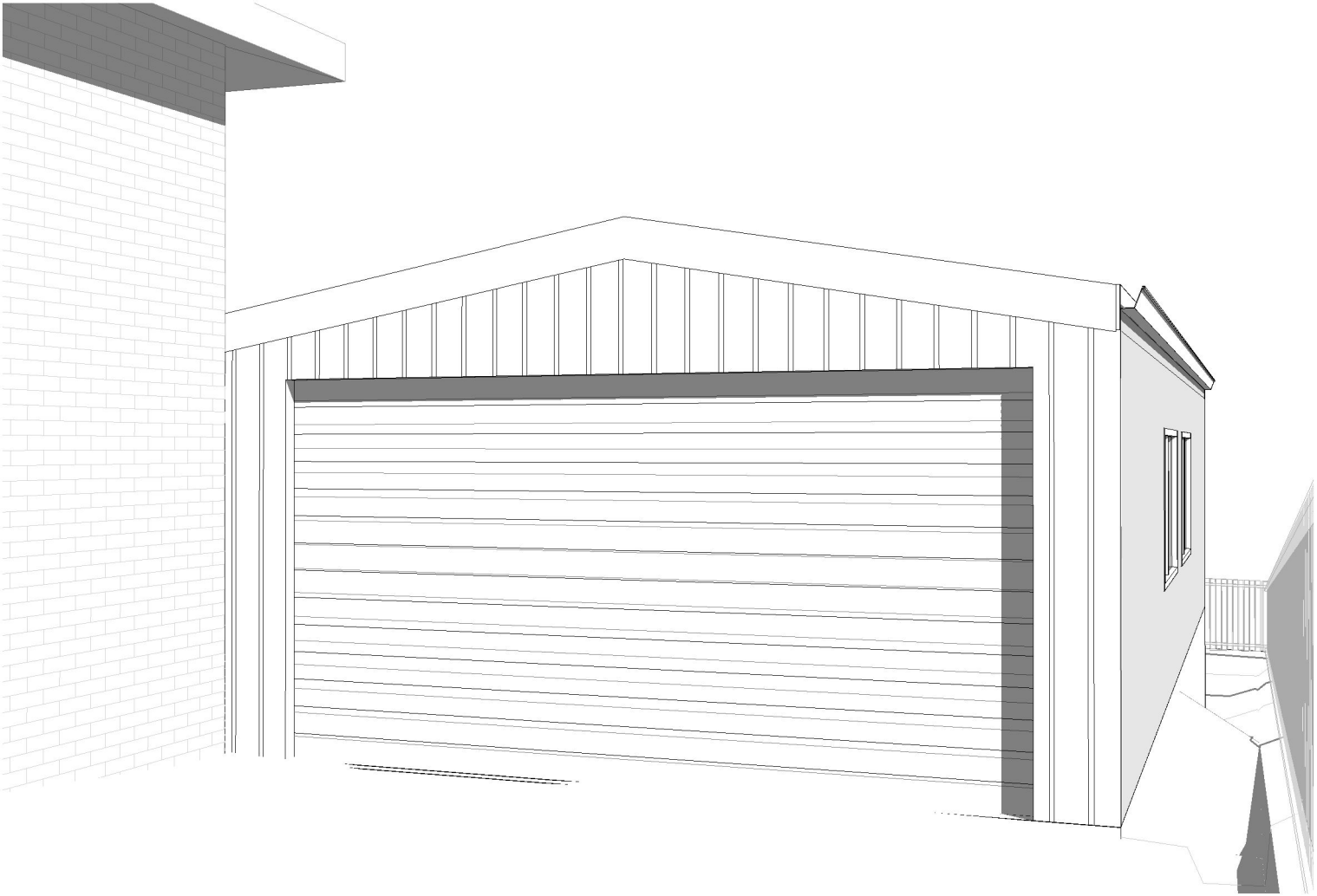
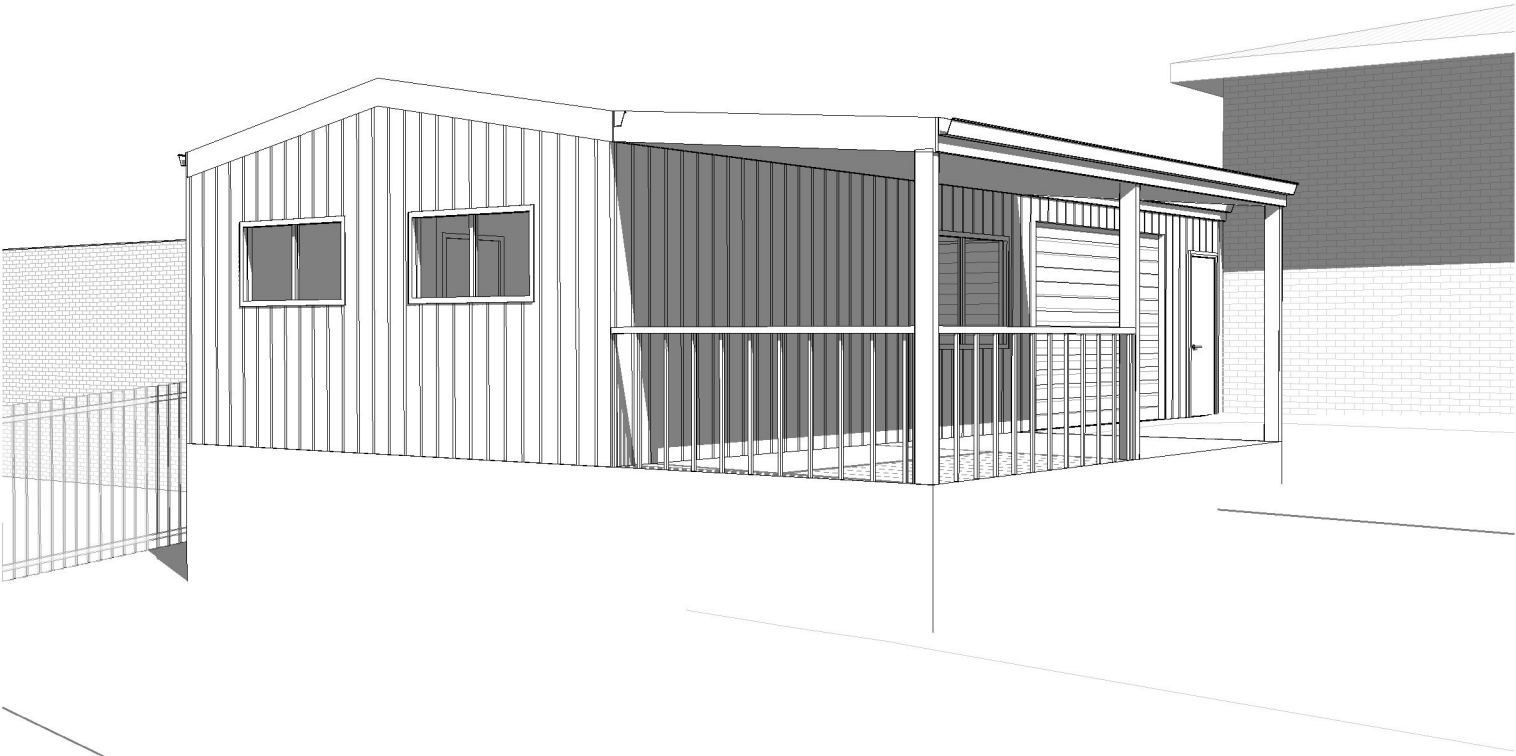
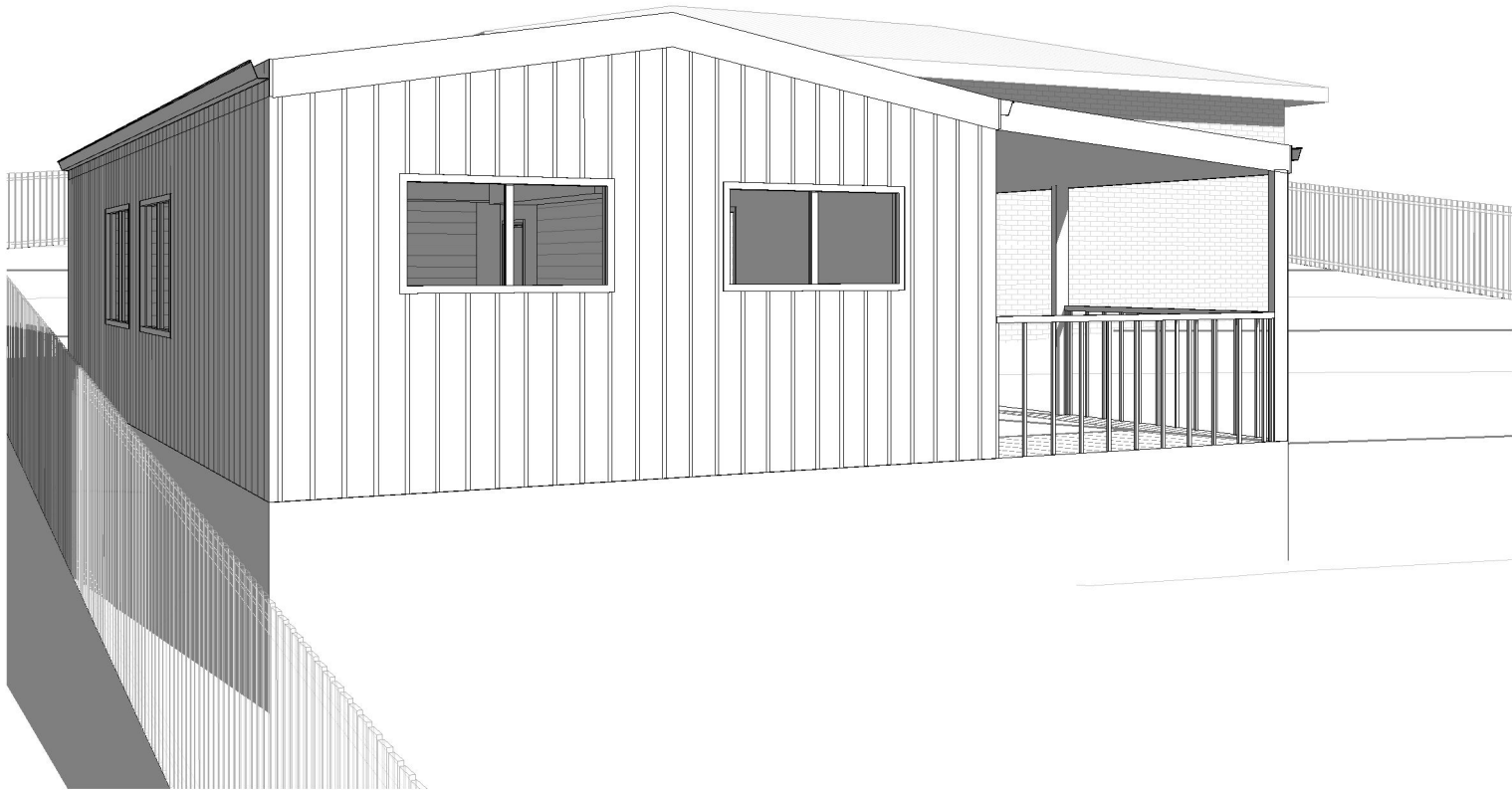
Client: J. & N. DARE
Project: PROPOSED SHED DESIGNED BY OTHERS
Page: ELEVATION #1
Address: 25 COLLINS ST
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DEVELOPMENT APPROVAL

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A301

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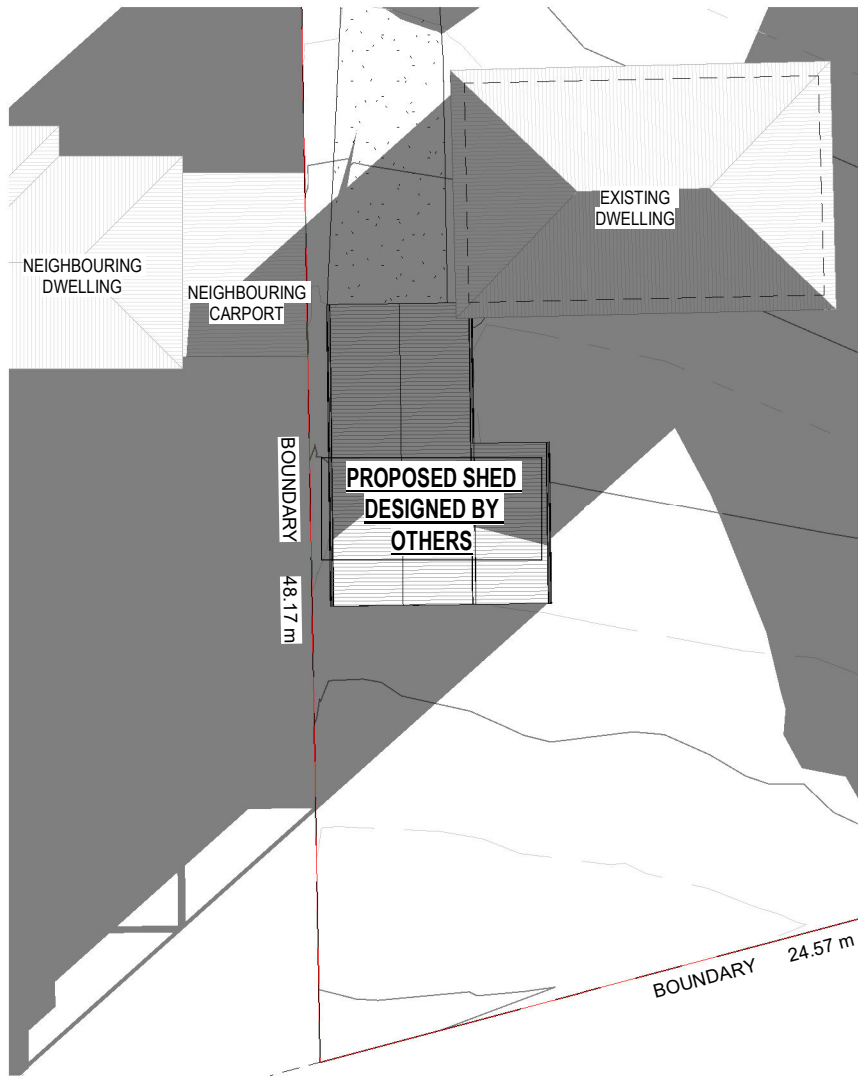
Date Drawn: Issue Date
Drawn: Designer
Checked: Checker
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: J. & N. DARE
Project: PROPOSED SHED DESIGNED BY OTHERS
Page: PERSPECTIVES
Address: 25 COLLINS ST
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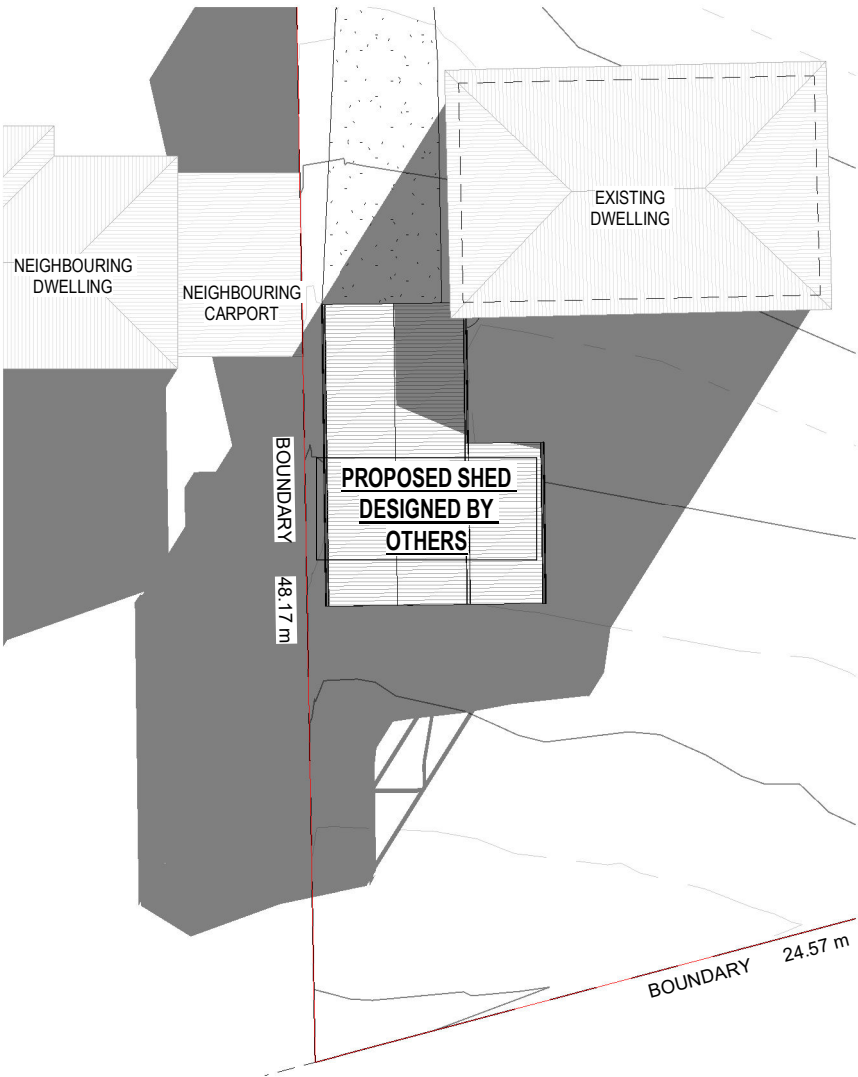
DEVELOPMENT APPROVAL

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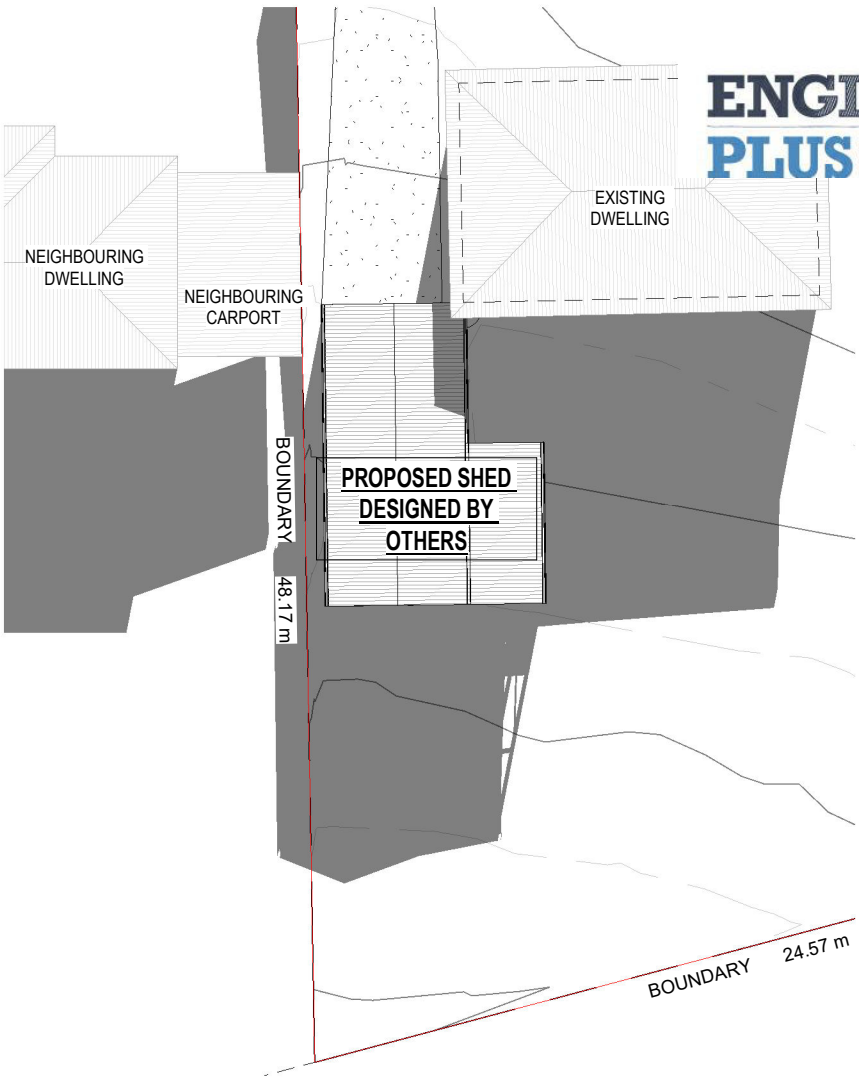
A601



SHADOW PLAN (6/21) 930am
SCALE 1 : 300



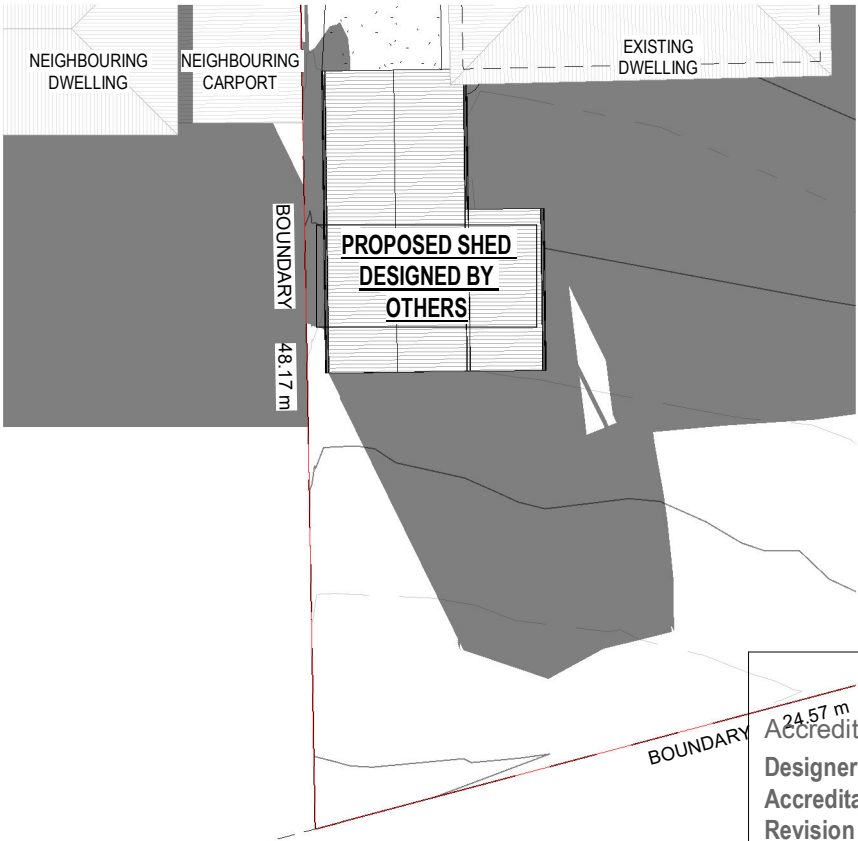
SHADOW PLAN (6/21) 11am
SCALE 1 : 300



SHADOW PLAN (6/21) 1230pm
SCALE 1 : 300



SHADOW PLAN (6/21) 2pm
SCALE 1 : 300



SHADOW PLAN (6/21) 3pm
SCALE 1 : 300

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Address: 25 COLLINS ST
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