

Exhibited

This planning application is open for
public comment until
12 October 2026

Reference no	PLN-26-0197
Site	3 KALANGADOO ROAD LAKE LEAKE
Proposed Development	Single dwelling & 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



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

The Proposal

Description of proposal:

Single dwelling + verandah
Outbuilding

Driveway construction material:

The Land

Site address:

3 Kalangadoo

Title reference:

C/T: 32379/2

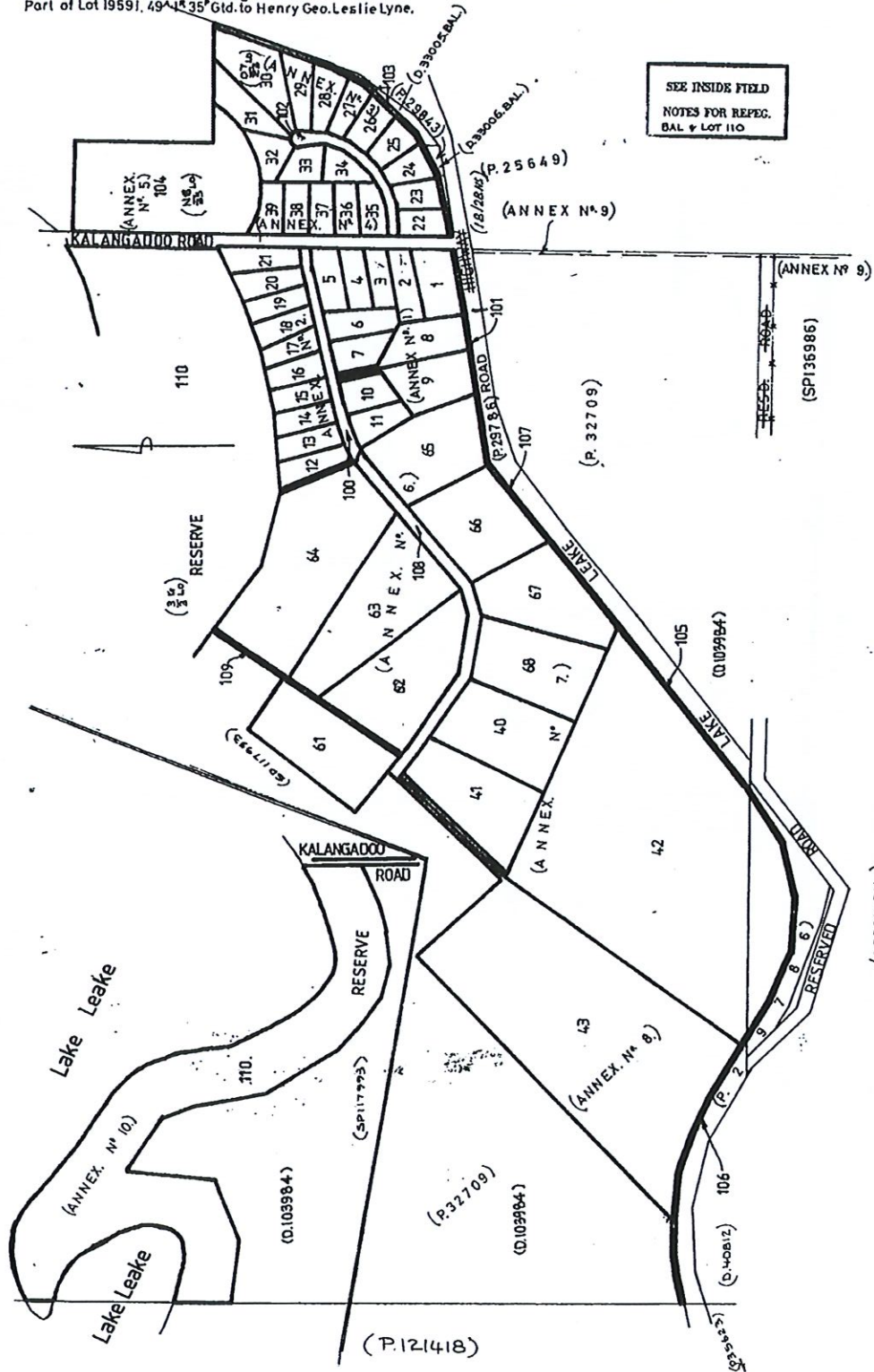
Existing buildings on site:

Existing use of site:

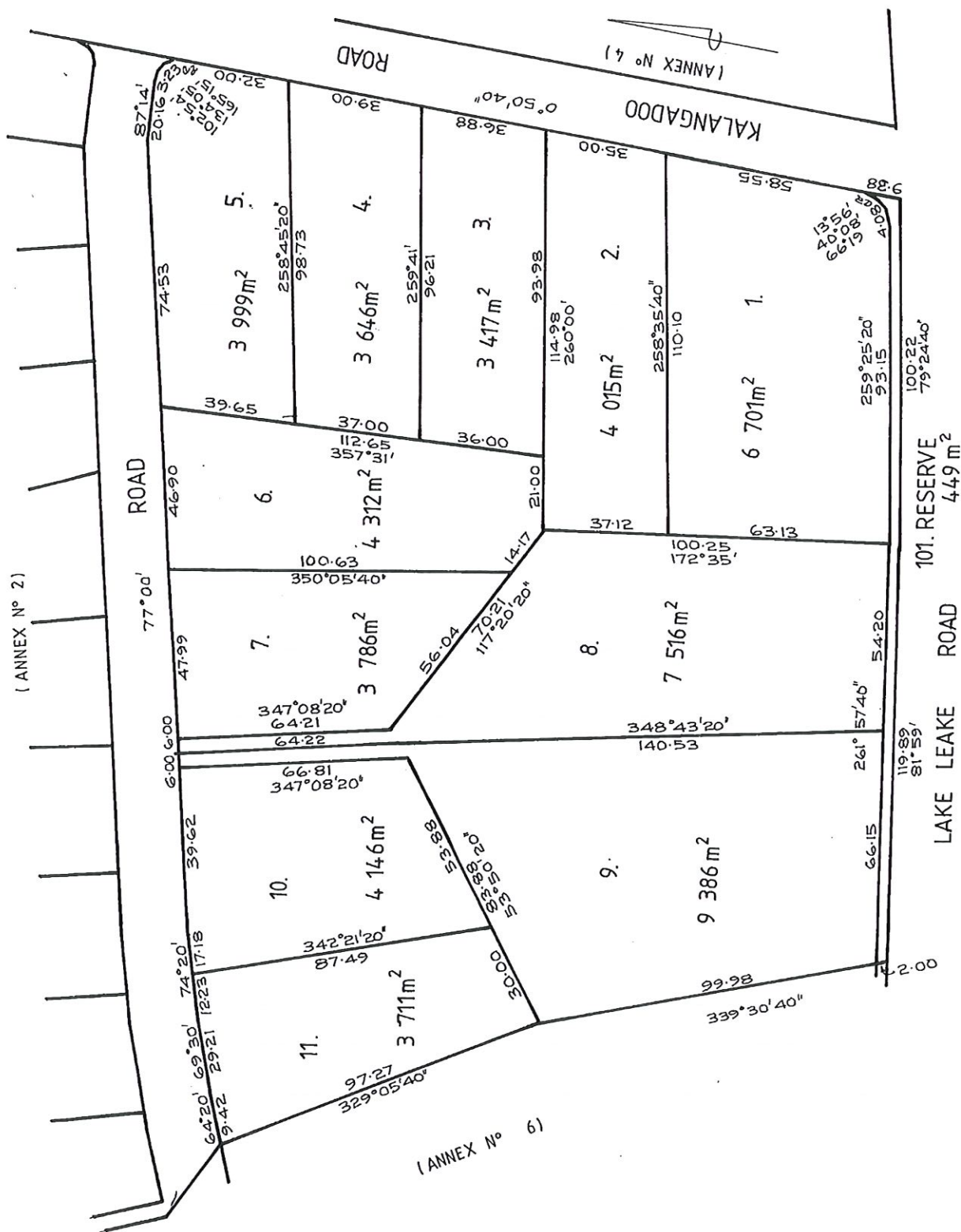
Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands

Owner: A.R. & J.L. Evans & R.G. & L.K. SHAW	PLAN OF SURVEY by Surveyor <u>Nicholas Griggs</u> of land situated in the	Registered Number: S. P32379
Title References: CTs 2364-46, 48 & 55 & Conv 55-2492 CT 2706-20 4209-32CJ.	TOWN OF RAWLINNA LAND DISTRICT OF GLAMORGAN	Approved Effective from: <u>6 NOV. 1987</u>
Grantee: Portions of Lot 142, sold to J. Meridith, Lot 2406, Griggs, & Meridith, Lots 1 & 3, & Whole of Lot 2, sold to B.C. Lyne	PARISHES OF RAWLINNA & WEITREE	<i>Nicholas Griggs</i> Recorder of Titles
187940 187940 187940 187940 187940 187940 187940 187940 187940 187940	SCALE 1:5,000 MEASUREMENTS IN METRES	

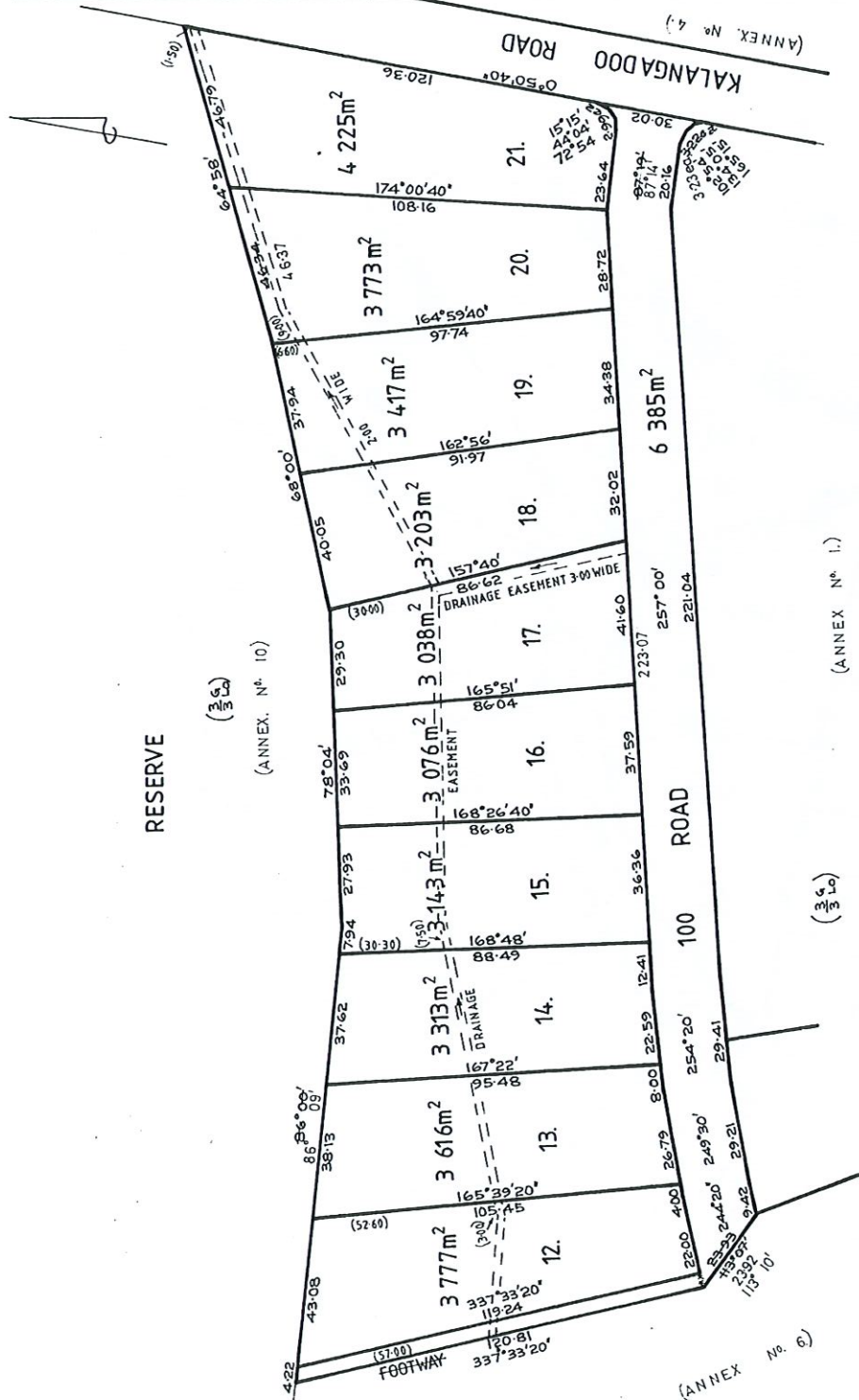
Part of 1000Ac. Granted to George Meredith
Part of Lot 19591, 49° 1' 35" Gtd. to Henry Geo. Leslie Lyne.

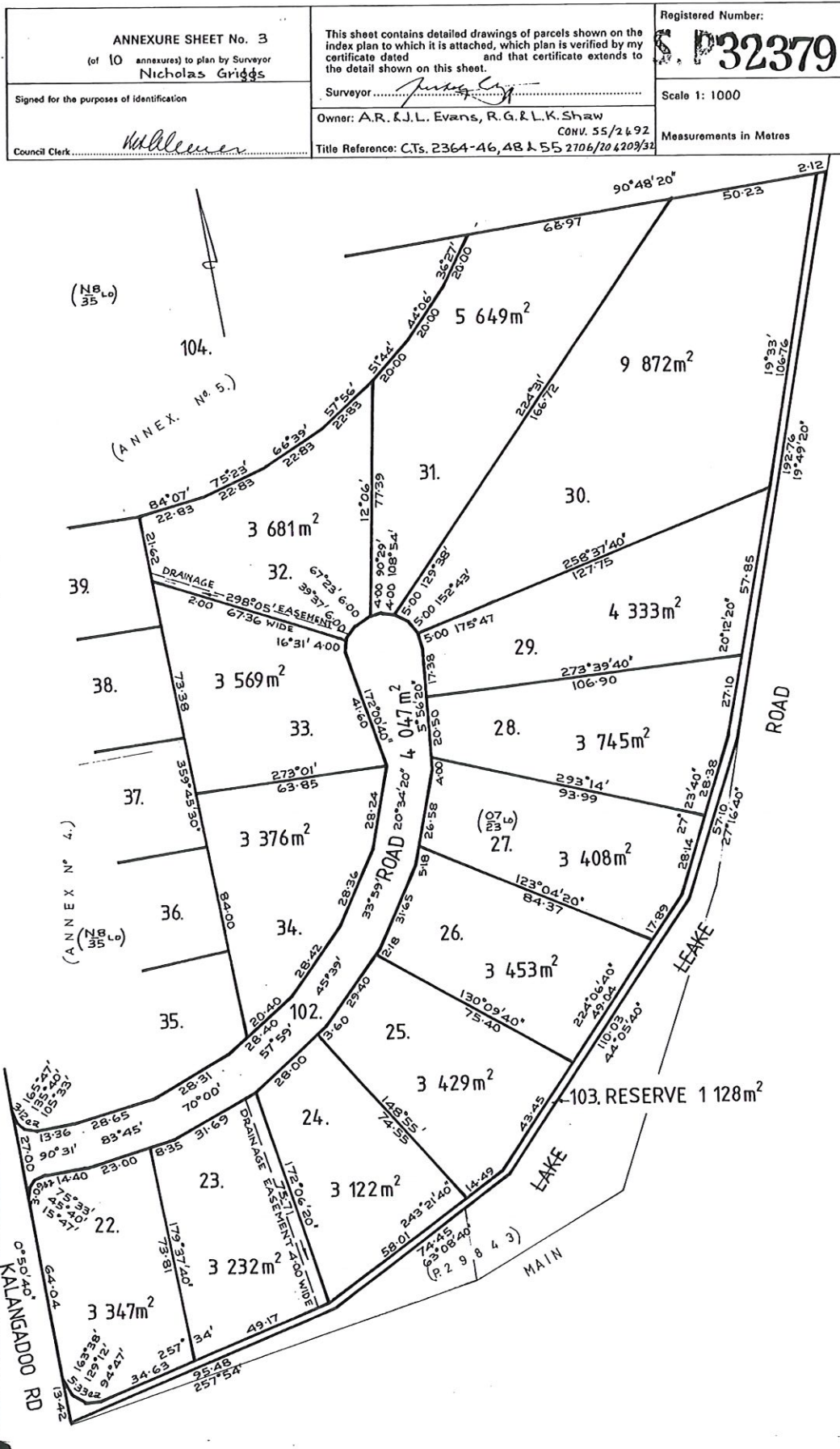


NEW ANNEXURE SHEET No. 1 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. Surveyor: <i>Nicholas Griggs</i>	SP32379
Signed for the purposes of identification	Owner: A. R. & J. L. Evans & Ors. CTS 2364/46.48 & 55. 2706/20 4209/32 Title Reference: Conv 55-2492	Scale 1: 1000
Council Clerk SEE OLD SHEET FOR SIGNATURE		Measurements in Metres



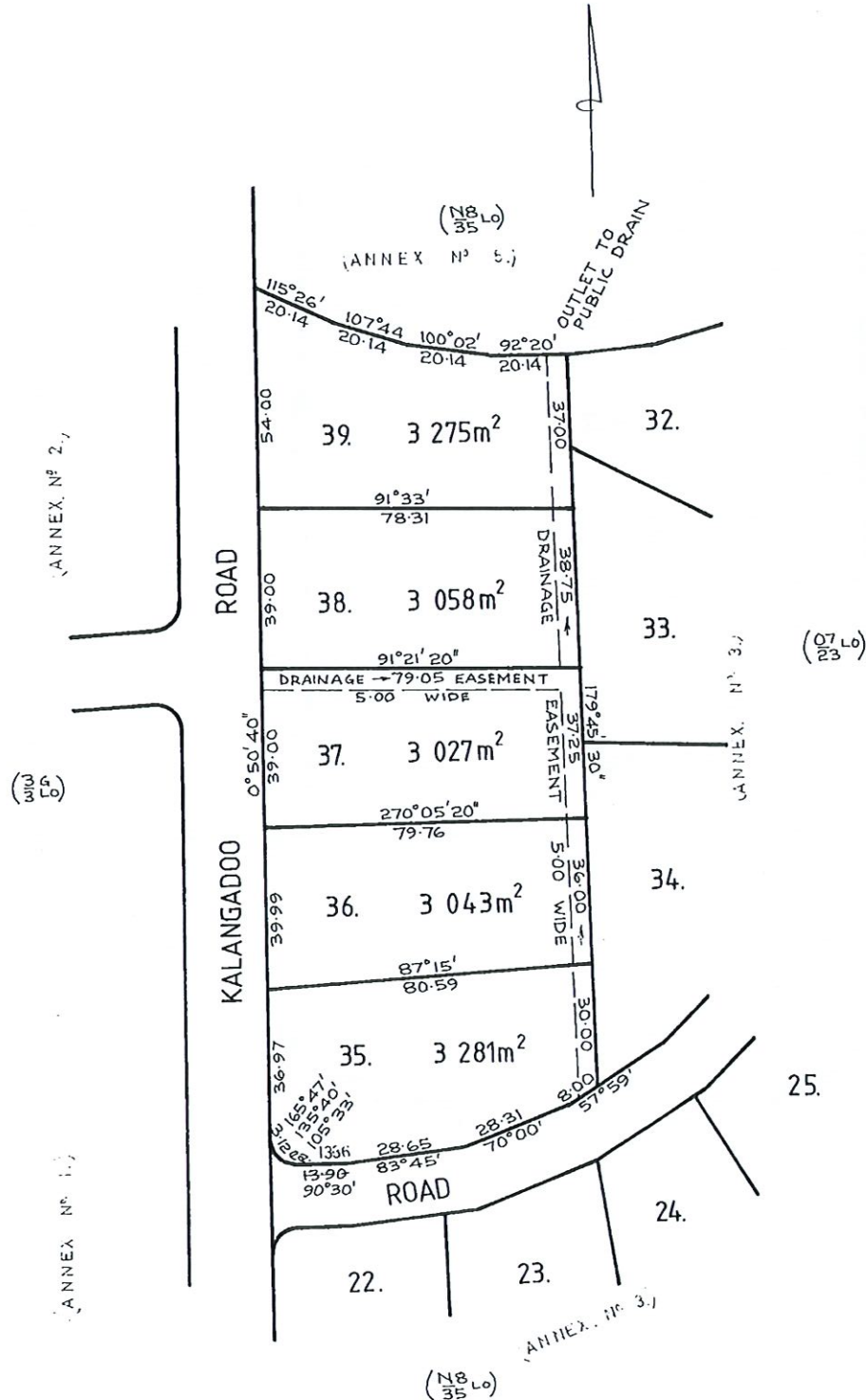
ANNEXURE SHEET No. 2 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P32379
Signed for the purposes of Identification Council Clerk: <i>[Signature]</i>	Surveyor: <i>[Signature]</i> Owner: A.R. & J.L. Evans & Ors CTS 2364/46.48 & 55 2705/20 4209/32 Title Reference: Conv 55-2492	Scale 1: 1000 Measurements in Metres



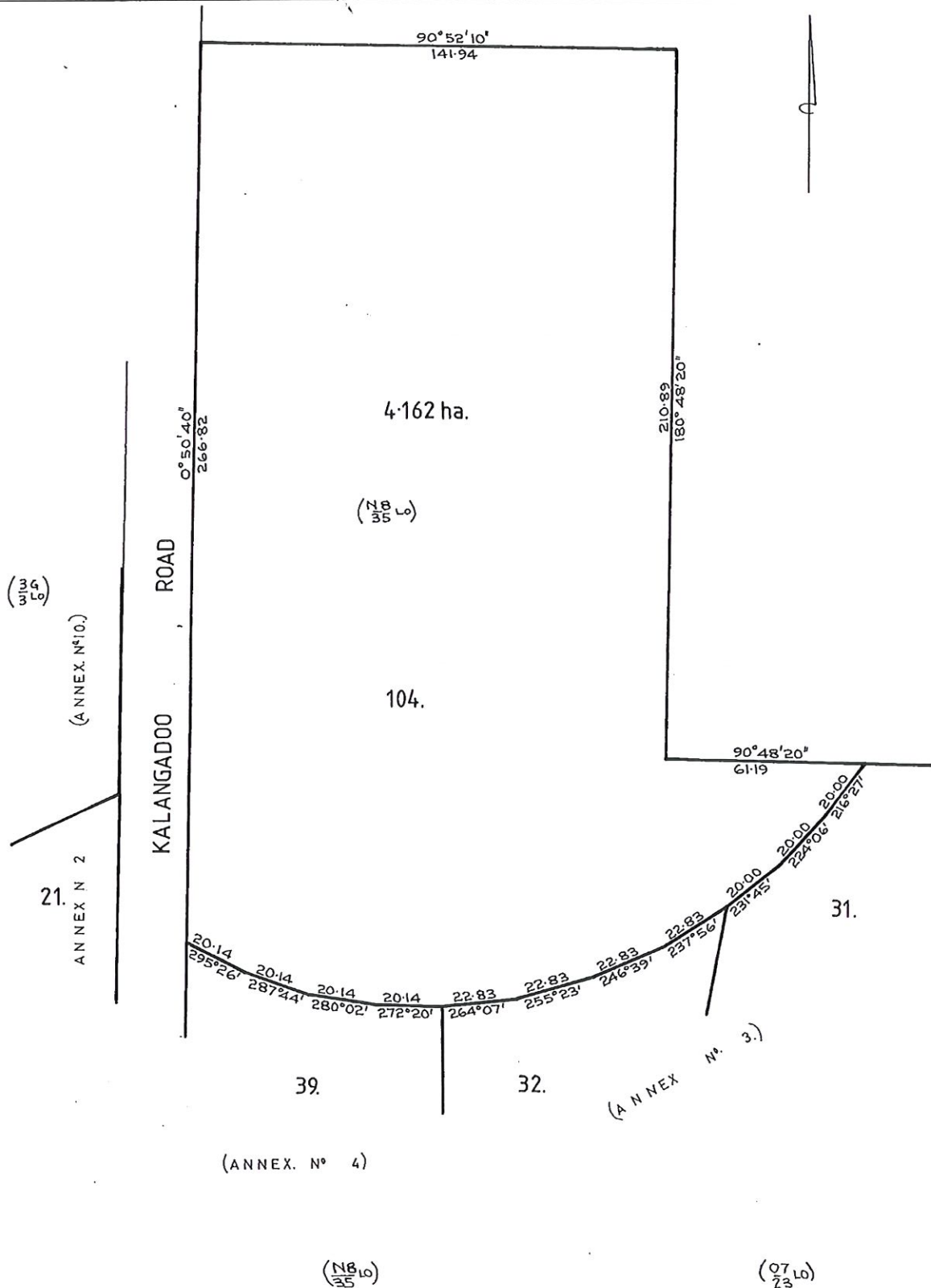


CSK 1109

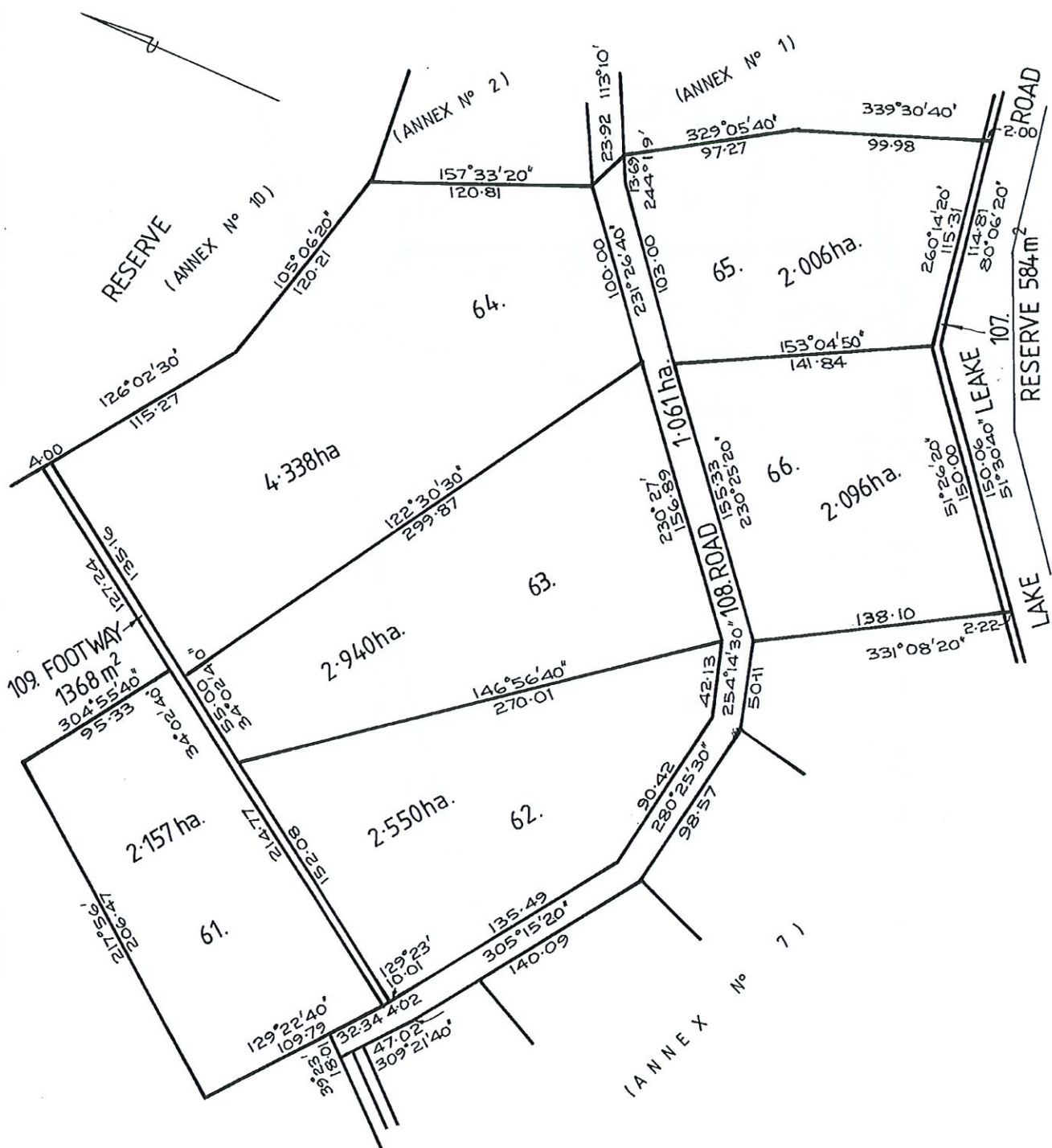
ANNEXURE SHEET No. 4 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: 32379
Signed for the purposes of identification Council Clerk: <i>[Signature]</i>	Surveyor: <i>[Signature]</i> Owner: A.R. & J.L. Evans & R.G. & L.K. Shaw CONV. 55/24/32 2706/205K Title Reference: CTs. 2364-46, 48 & 55 4223/52	Scale 1:1000 Measurements in Metres



ANNEXURE SHEET No. 5 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P32379
Signed for the purposes of identification Council Clerk: <i>mbk</i>	Surveyor: <i>Nicholas Griggs</i> Owner: A.R. & J.L. Evans & R.G. & L.K. Shaw CONV. 55/2692 CT 2706/20 Title Reference: C.T.s 2364 - 46, 48 & 55, 4209/32	Scale 1:1000 Measurements in Metres

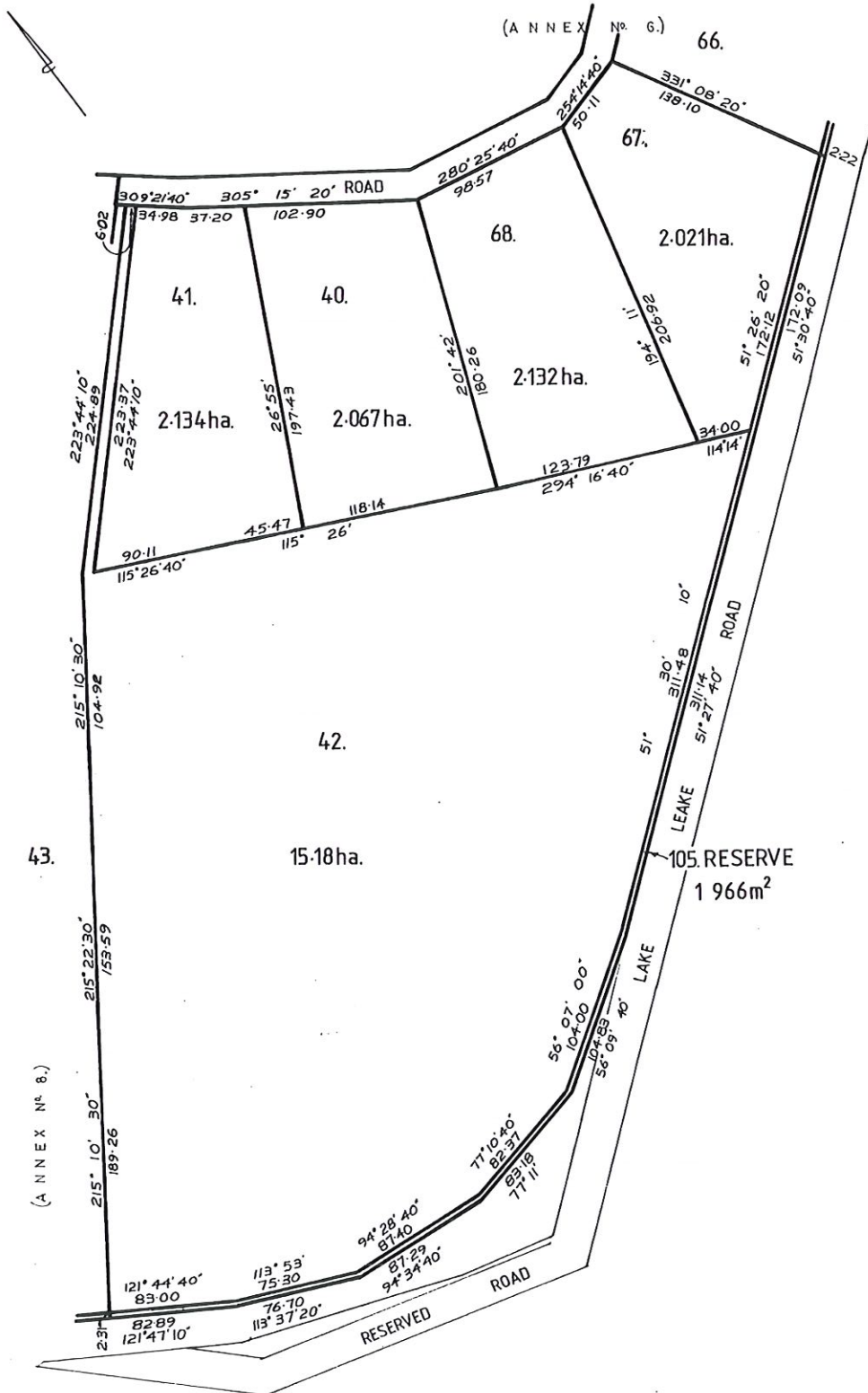


NEW ANNEXURE SHEET No. 6 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.32379
Signed for the purposes of identification	Surveyor: <i>[Signature]</i>	Scale 1: 2 000
Council Clerk: SEE OLD SHEET FOR SIGNATURE	Owner: A.R. & J.L. Evans & Ors. CTS. 2364/46.48 & 55. 2706/20. 4209/32 Title Reference: Conv 55-2492	Measurements in Metres

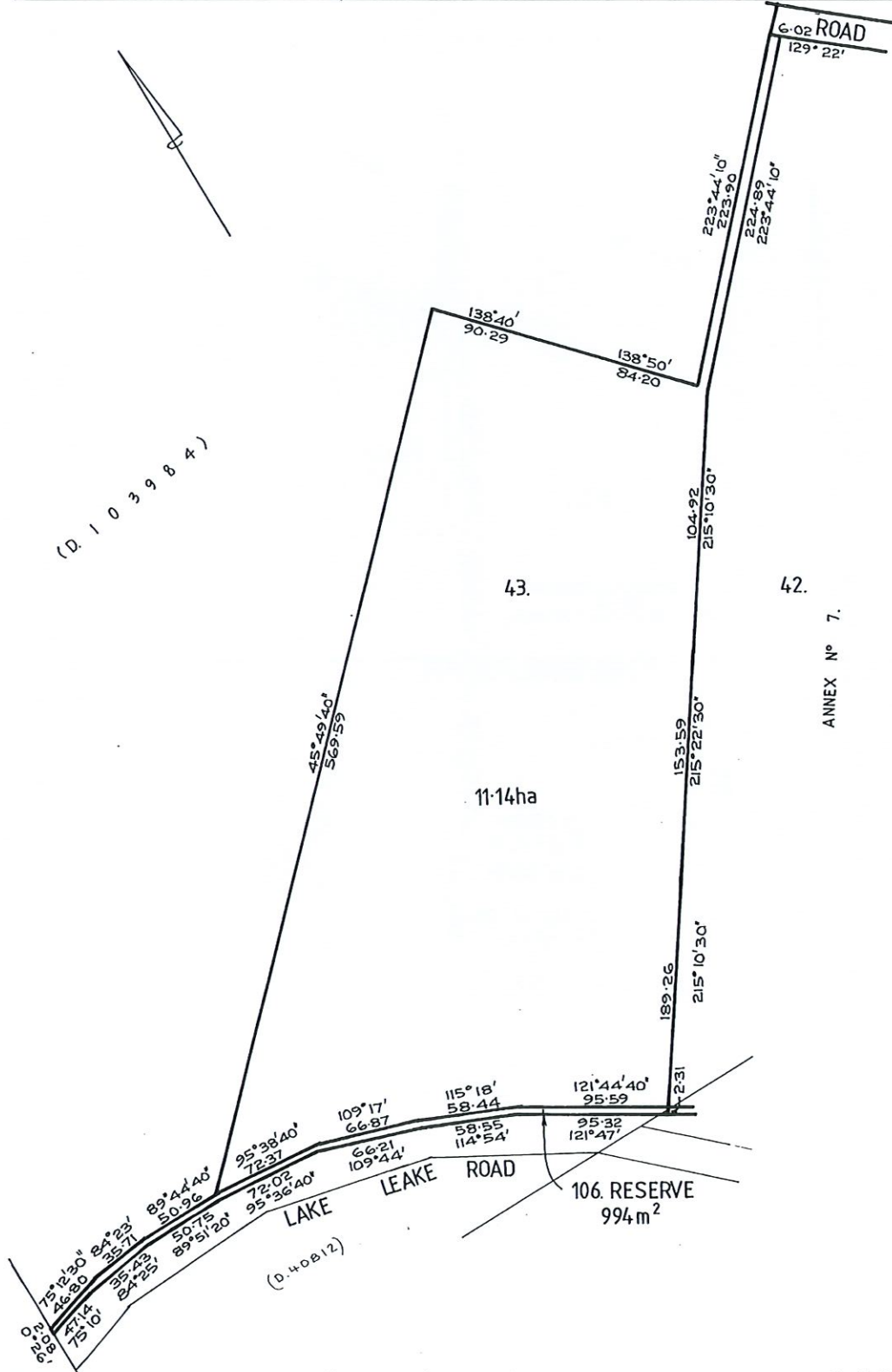


C2-K 1109

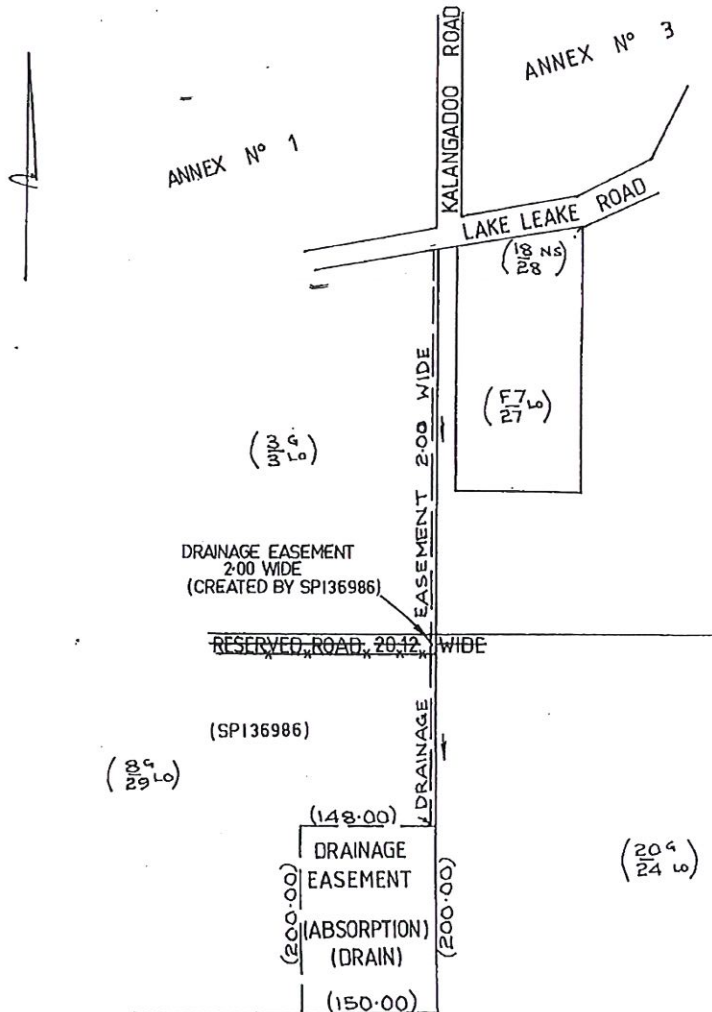
ANNEXURE SHEET No. 7 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P32379
Signed for the purposes of identification Council Clerk: <i>W. Williams</i>	Surveyor: <i>Nicholas Griggs</i> Owner: A.R. and J.L. Evans & Ors. C.T.S. 2364/46, 48 & 55. 2706/20, 4209/32 Title Reference: Conv 55-2492	Scale 1: 2000 Measurements in Metres



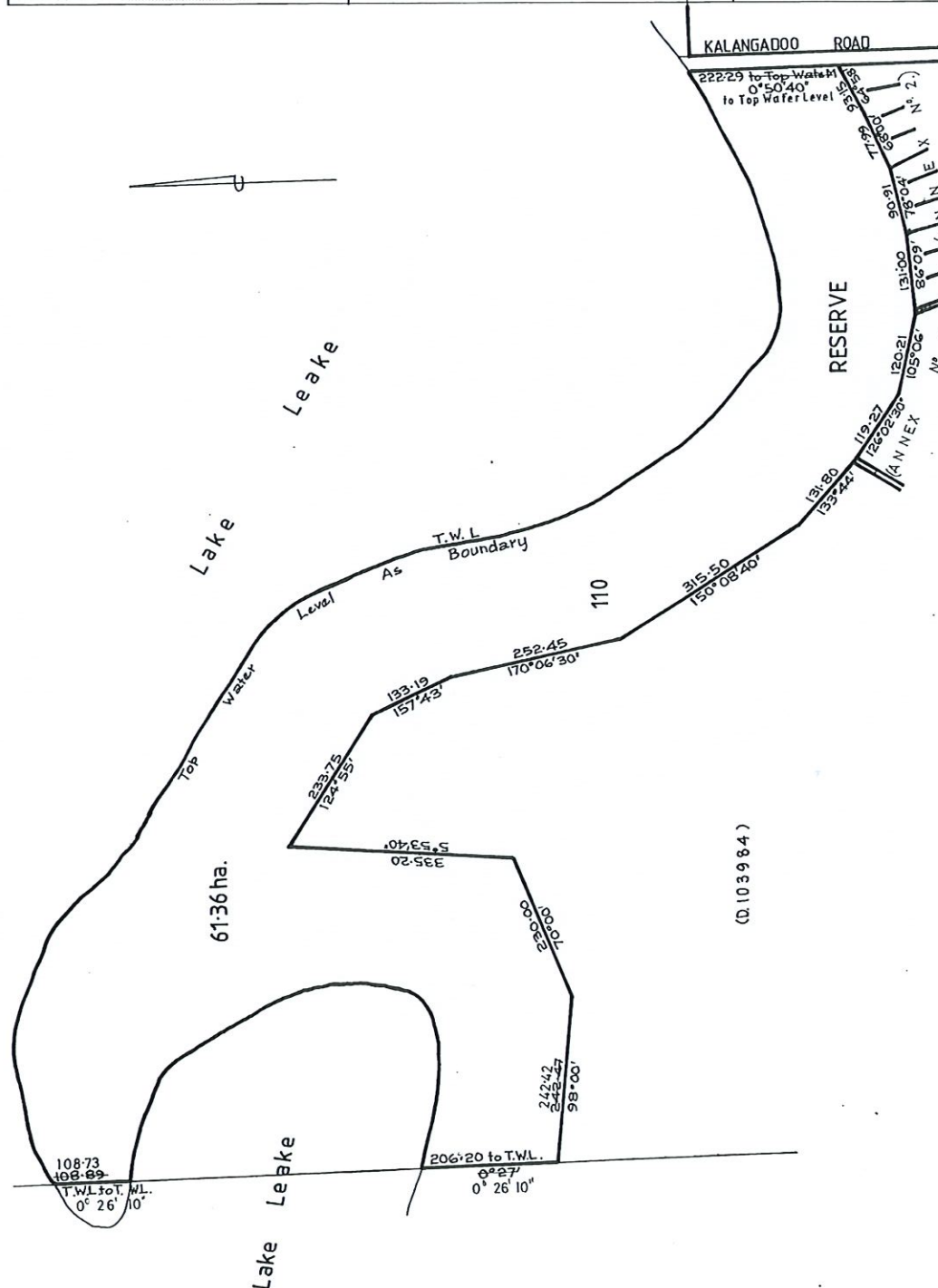
NEW ANNEXURE SHEET No. 8 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.32379
Signed for the purposes of identification	Surveyor: <i>Nicholas Griggs</i> Owner: A.R. & J.L. Evans 2015. CTS. 2364/46.48 & 55 2706/20.4209/32 Title Reference: Conv 55-2492	Scale 1: 2000 Measurements in Metres



NEW ANNEXURE SHEET No. 9 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S.P.32379
Signed for the purposes of identification	Surveyor..... <i>Nicholas Griggs</i>	Scale 1: 5 000
Council Clerk SEE OLD SHEET FOR SIGNATURE	Owner: A.R. & J.L. Evans & R.G. & L.K Shaw <i>CT. 2364, 421, 422 & 25 4203/32</i> Title Reference: C.T. 2706-20 & Conv 55/2492	Measurements in Metres



ANNEXURE SHEET No. 10 (of 10 annexures) to plan by Surveyor Nicholas Griggs	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: S. P32379
Signed for the purposes of identification	Surveyor <i>[Signature]</i>	Scale 1:5000
Council Clerk <i>[Signature]</i>	Owner: A. R. L. Evans & 0/s. C/S. 2344/46.48 & 55. 2706/20 & 209/32 Title Reference: Conv 55-2492	Measurements in Metres



PROPOSED STEEL FRAMED STEEL CLAD
PRE-FABRICATED DWELLING & AN AS
CONSTRUCTED STORE SHED AT,
3 KALANGADOO ROAD, LAKE LEAKE
FOR
A.M. VANDERFEEN.

FOR PLANNING PERMIT
APPLICATION ONLY

AUGUST 2026

PROJECT No. 10126

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - 12.5 (T.B.C.)		
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 32379 Folio 2		DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 1(a) & 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA SUB ALPINE	KNOWN SITE HAZARDS OVERHEAD POWER	
AREAS	DWELLING 75.15 m2 GARAGE 32.85 m2	VERANDAH 45.00 m2 TOTAL SHED 153.00 m2	AREA: STORE 36.70 m2		TOTAL BUILDINGS 189.70 m2		EXISTING LOT AREA 4015.00 m2 SITE COVERAGE 4.72 %	
TITLE PAGE		10126 - 1 OF 7		PROPERTY IDENTIFICATION NUMBER 7474372 CERTIFICATE OF TITLE NUMBER 32379 FOLIO 2 NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT©AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT. WEEDA Drafting & Building Consultants Pty Ltd 95 Queen Street, West Ulverstone, 7315 Phone: (03) 6425 9333 Email: admin@weedadrafting.com.au WORKPLACE STANDARDS TASMANIA BUILDING PRACITITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.				
DWELLING FLOOR PLAN 1:100		10126 - 2 OF 7						
DWELLING ELEVATIONS 1:100		10126 - 3 OF 7						
STORE SHED FLOOR & FRAMING PLANS		10126 - 4 OF 7						
DWELLING ELECTRICAL PLAN		10126 - 5 OF 7						
PART SITE LOCATION & SERVICES PLAN		10126 - 6 OF 7						
SITE LOCATION & SETTING OUT PLAN		10126 - 7 OF 7						
PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & AS CONSTRUCTED STORE SHED AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.				DATE: 02/09/2026	SCALE: 1:100	CHECKED BY J WEEDA	DRAWN BY A WEEDA	DWG No. 10126 - 1 OF 7

LEGEND

WT- WASH TROUGH
WM- WASHING MACHINE
DR - DRYER
WR- WARDROBE

WIWR - WALK IN ROBE
WC - TOILET
VB- VANITY BASIN
BA - BATH
SH- SHOWER

SHO- SHOWER OPEN
SHE- SHOWER ENCLOSED
PTY - PANTRY
UBO - UNDER BENCH OVEN
HP- HOT PLATES

SSS - S/STEEL SINK
MW - MICRO WAVE OVEN
RH - RANGE HOOD
MB- METER BOX
FR- FRIDGE

FRZ- FREEZER
DW- DISHWASHER
RAD- ROLLER DOOR
CJ- CONTROL JOINT
⊕ SMOKE DETECTOR

TL - CERAMIC TILE
SV - SHEET VINYL
CP - CARPET
FF - VINYL FLO/FLR
SD - SLIDER DOOR

D.P. - DOWNPIPES
□ SUB FLOOR VENTS
⊞ BATHROOM FAN,
LIGHT, HEATER.
FW - FLOOR WASTE
HW- HOT WATER

VENTED SKYLIGHT
WITH DIFFUSER
ROOF SPACE
ACCESS HATCH

WEEDA Drafting

95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM; CC 5317 P Cdt B.D.

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AREA:	
DWELLING	75.15 m2
GARAGE	32.85 m2
VERANDAH	45.00 m2
TOTAL SHED	153.00 m2

DWELLING FLOOR PLAN 1:100

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & AS CONSTRUCTED STORE SHED
AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.

DATE:
02/09/2026

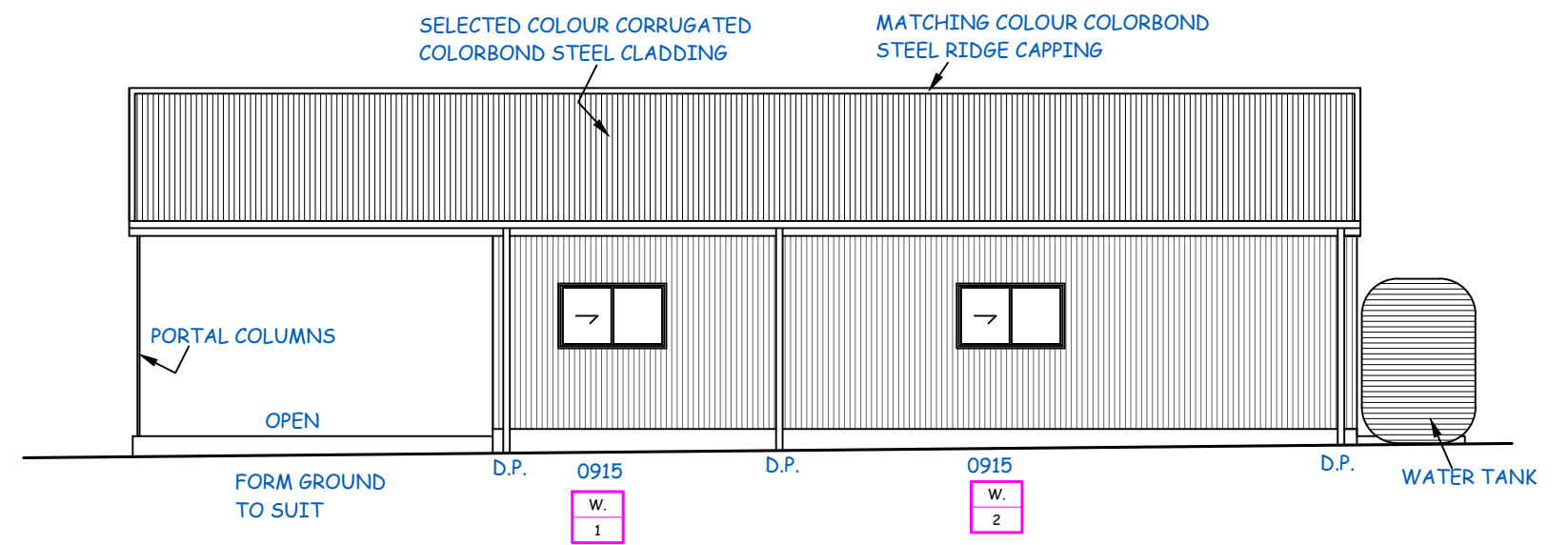
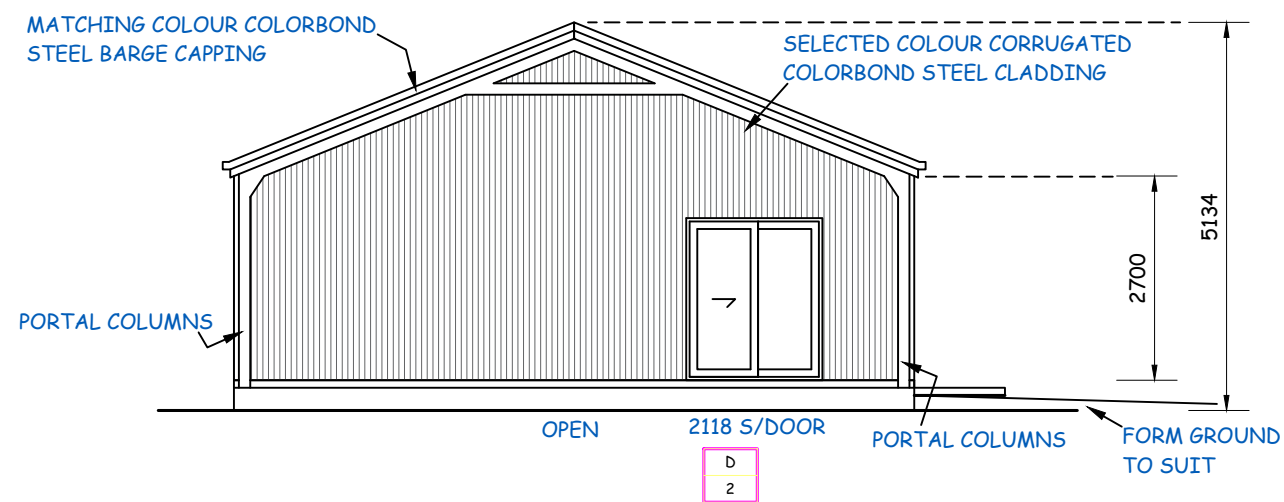
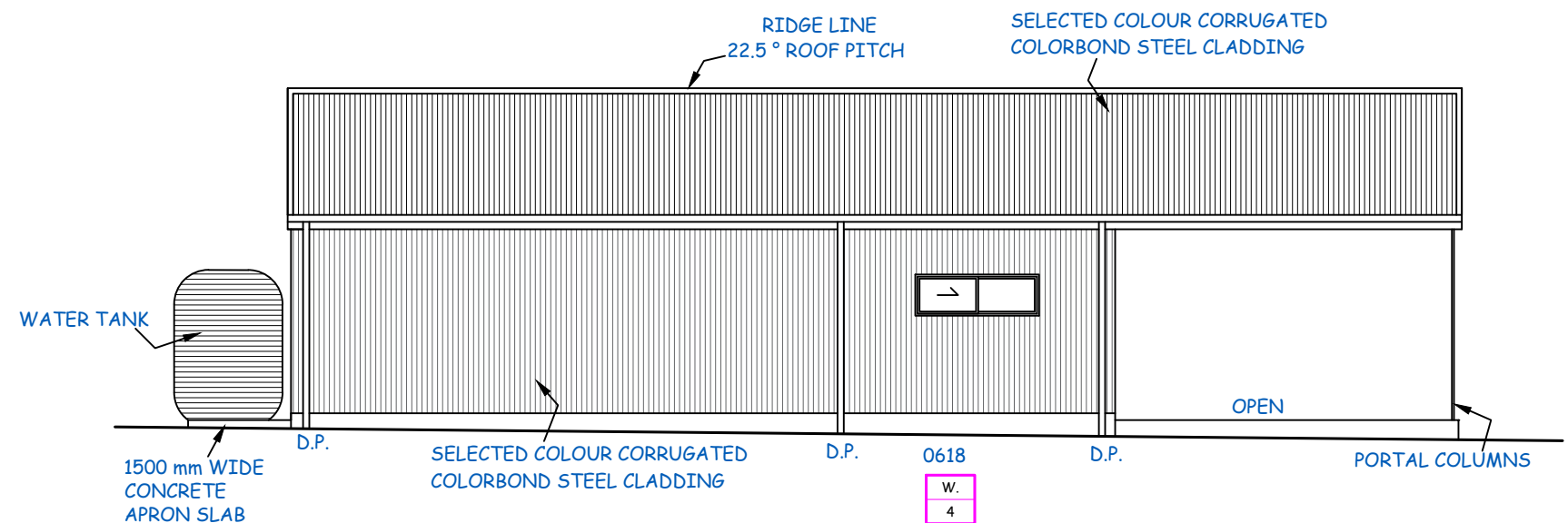
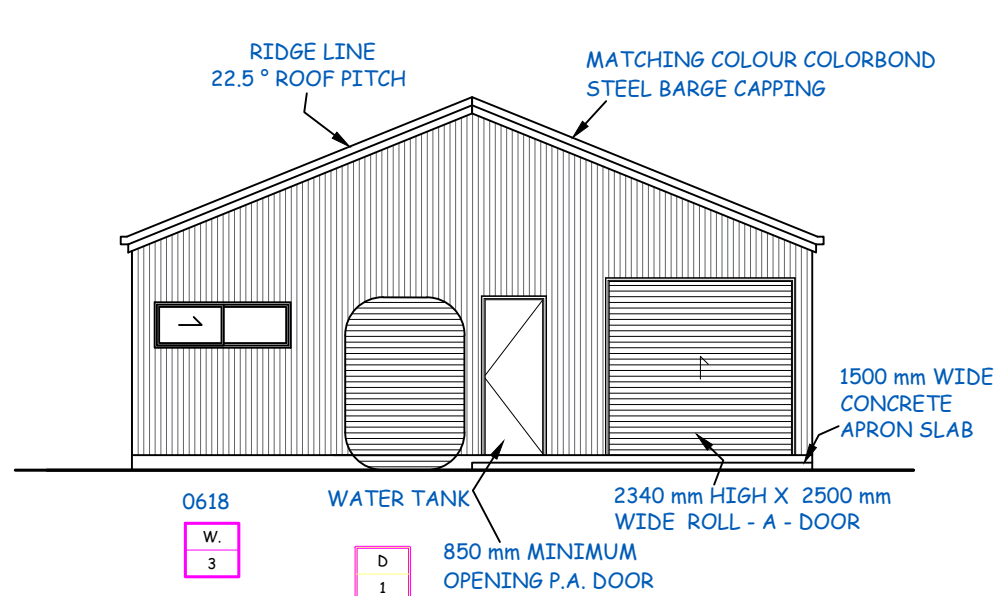
SCALE:
1:100

CHECKED BY
J WEEDA

DRAWN BY
A WEEDA

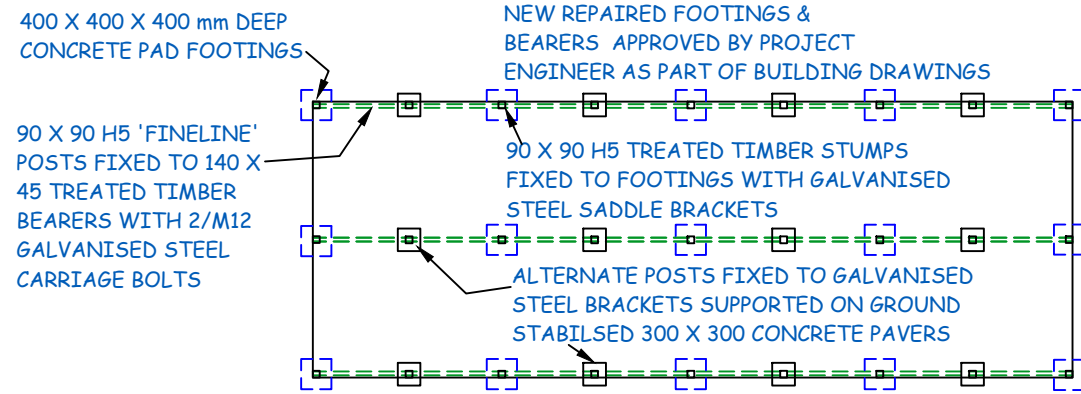
DWG No.
10126 - 2 OF 7

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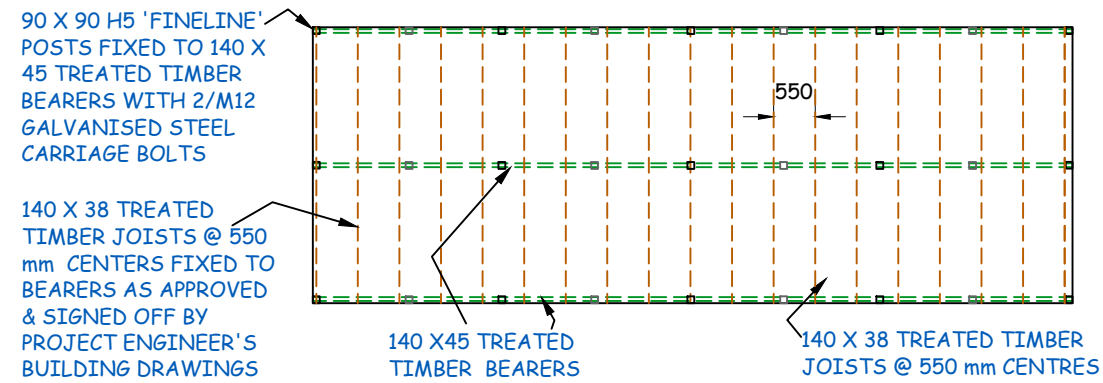


PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & AS CONSTRUCTED STORE SHED
AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.

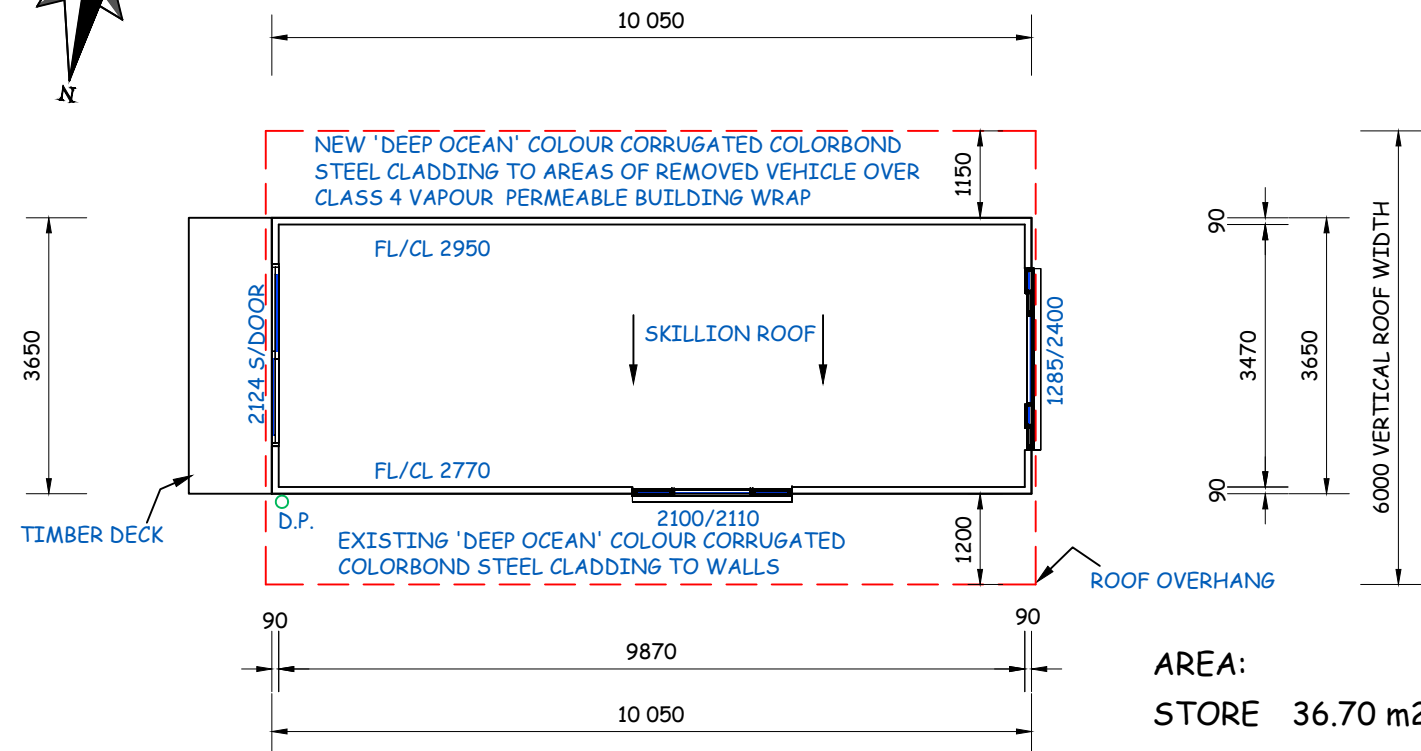
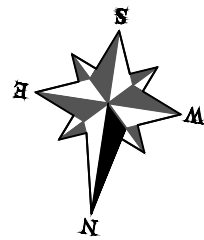
DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
02/09/2026	1:100	J WEEDA	A WEEDA	10126 - 3 OF 7

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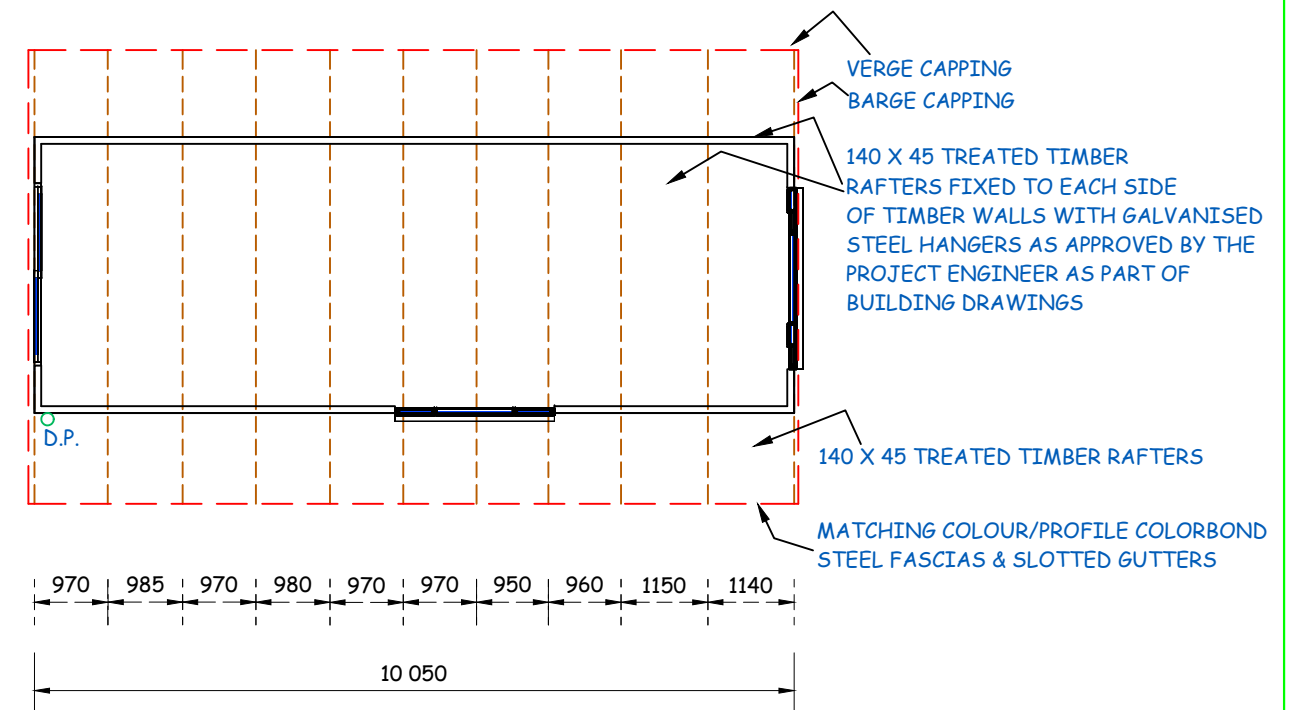
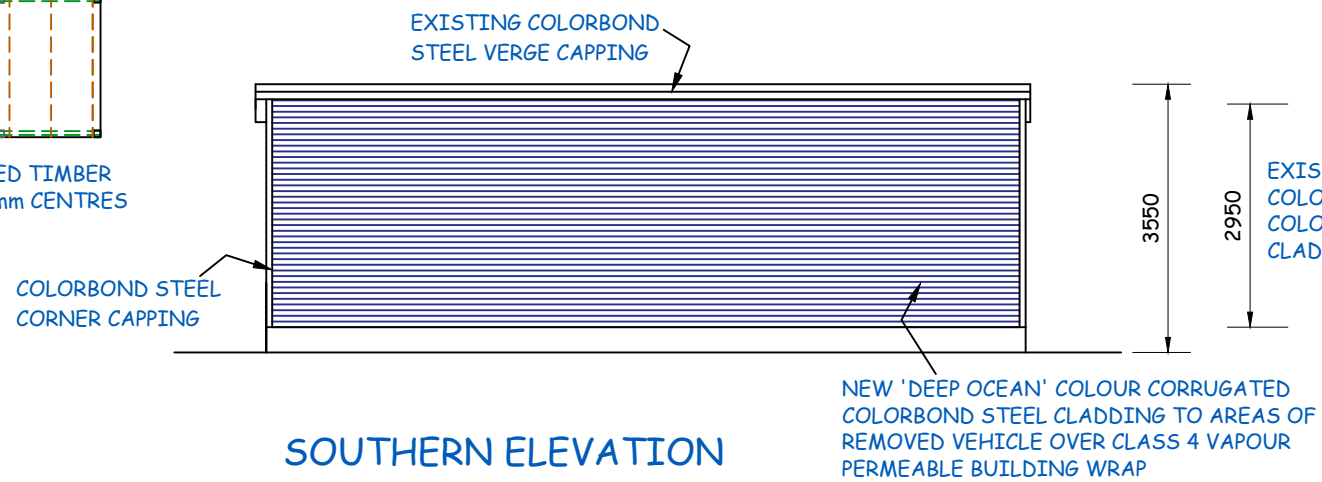
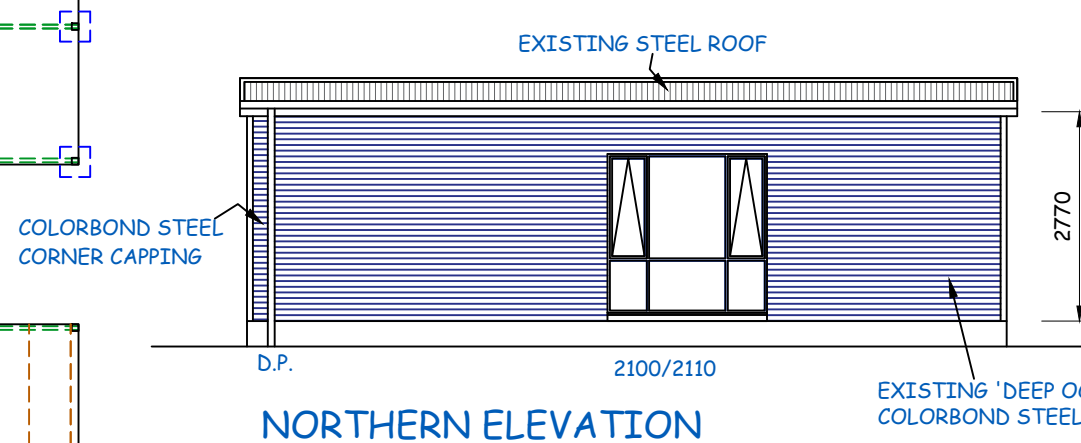
FOOTINGS PLAN 1:100



FLOOR JOISTS PLAN 1:100



AS CONSTRUCTED FLOOR PLAN 1:100



PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & AS CONSTRUCTED STORE SHED
AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
02/09/2026	1:100	J WEEDA	A WEEDA	10126 - 4 OF 7

INTERNAL PLUMBING LEGEND

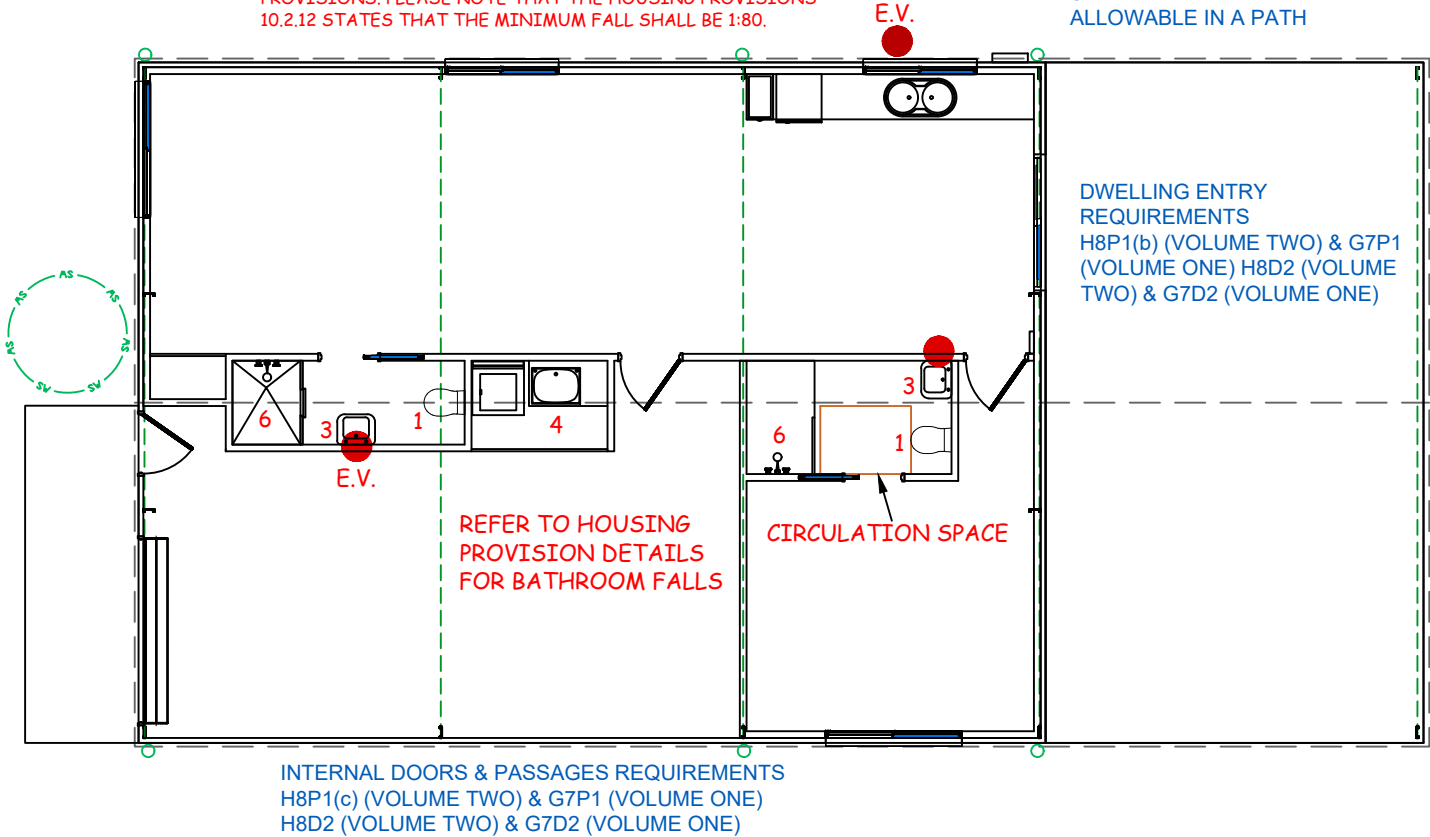
- 100 mm Ø AT SLAB TO FIXTURES
REFER WET AREA NOTES & FALLS
1. TOILET 100 Ø
 2. BATH 40 mm Ø UN-TRAPPED TO FLOOR WASTE WITHIN 1200 mm OF BATH
 3. VANITY BASIN 40 mm Ø
 4. WASH TROUGH 50 mm Ø
 5. KITCHEN SINK 50 mm Ø
 6. SHOWER 50 mm Ø INTO FLOOR WASTE
- SJ - SWIVEL JOINT
OPTIONAL LAUNDRY; 50 mm DRY FLOOR WASTE WITH FROG FLAP

WALL REINFORCEMENT REQUIREMENTS
H8P1(f) (VOLUME TWO) & G7P1 (VOLUME ONE)
H8D2 (VOLUME TWO) & G7D2 (VOLUME ONE)

SHOWER REQUIREMENTS
H8P1(e) (VOLUME TWO) & G7P1 (VOLUME ONE)
H8D2 (VOLUME TWO) & G7D2 (VOLUME ONE)
CLASS 1(a) PERFORMANCE REQUIREMENT H4P1 IN VOLUME TWO. DTS CLAUSE H4D2. COMPLIANCE WITH A.S. 3740 OR PART 10.2 OF HOUSING PROVISION. PERFORMANCE REQUIREMENT H4P1 FOR WET AREAS

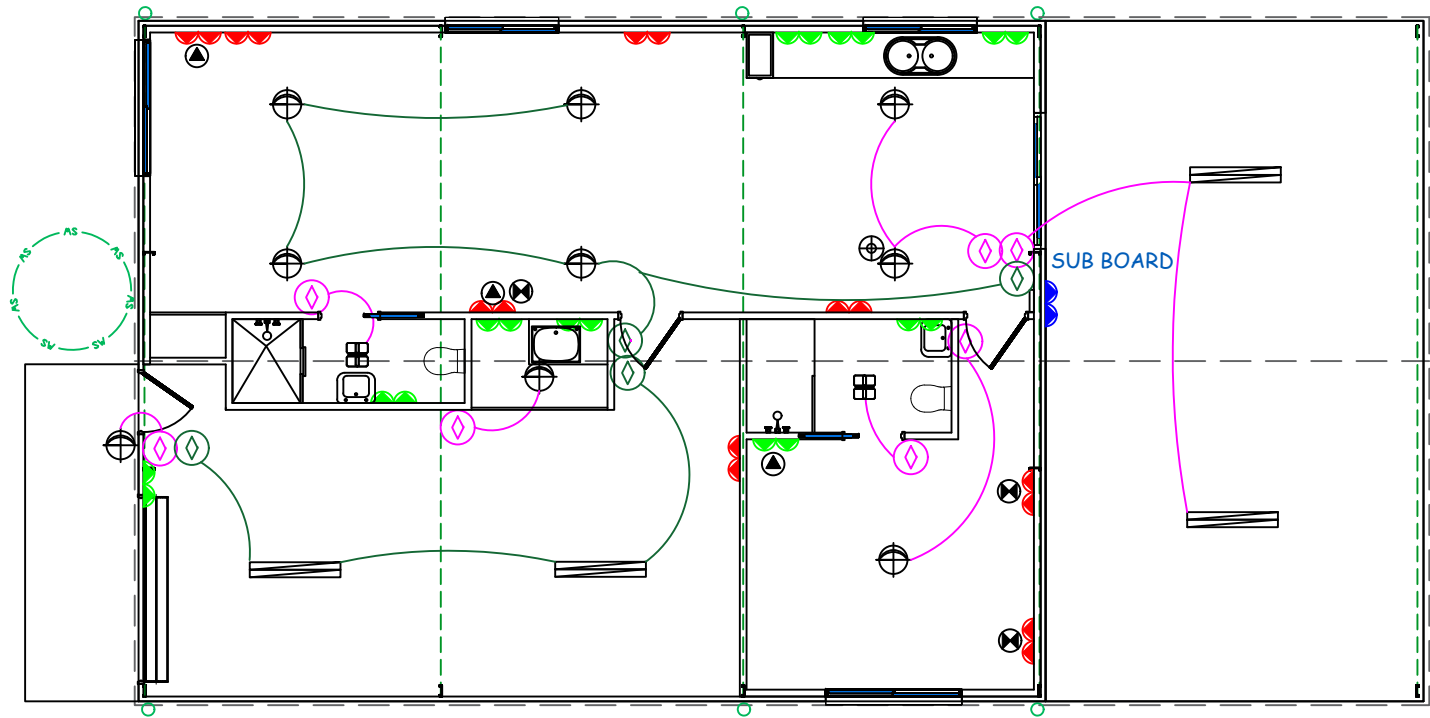
WET AREAS SHALL EITHER COMPLY WITH THE N.C.C. Vol 2 H4D2 OR A.S. 3740 & PART 10.2.12 OF THE ABCB HOUSING PROVISIONS. PLEASE NOTE THAT THE HOUSING PROVISIONS 10.2.12 STATES THAT THE MINIMUM FALL SHALL BE 1:80.

ALL ACCESS PATH GATES SHALL HAVE A CLEAR OPENING OF 820 mm
ONE SLIP RESISTANT STEP RAMP IS ALLOWABLE IN A PATH



FOR PLANNING PERMIT
APPLICATION ONLY

INTERNAL PLUMBING & HOUSING PROVISION PLAN 1:100



DWELLING ELECTRICAL PLAN 1:100

WEEDA Drafting
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat B.D.

ELECTRICAL LEGEND

- 275 mm HIGH DOUBLE POINTS
- 1125 mm HIGH DOUBLE POINTS
- EXTERNAL POWER POINTS
- DATA CONNECTION POINT
- G.P.O. WITH U.S.B. RECHARGE
- SINGLE 1200 mm 11 W FLURO LIGHTS WITH DIFFUSER
- DOUBLE 1200 mm 22 W FLURO LIGHTS WITH DIFFUSER
- ELECTRONIC VEHICLE CHARGER
- SENSOR LIGHT
- BATTEN LIGHT
- DOWNLIGHTS
- SWITCH
- 2 WAY SWITCH
- 3 WAY SWITCH
- ISOLATION SWITCH (STOVE)
- SENSOR OVERRIDE
- DIMMER SWITCH
- BATHROOM FAN, LIGHT HEAT VENTED TO OUTSIDE AIR
- CEILING FAN
- INTERNAL FAN
- VENT FANS OUT TO SOFFIT
- 240 VOLT HARD WIRED INTER-CONNECTED SMOKE DETECTOR
- PHONE POINT
- TELEVISION POINT
- ROOF SPACE ACCESS HATCH
- AC - AIR CONDITIONING UNIT
- PH - PANEL HEATER HARD WIRED IN 6.5 kW
- ST - STOVE HARD WIRED IN
- UBO - UNDER BENCH OVEN
- HP- HOT PLATES
- RH - RANGE HOOD
- DW- DISHWASHER
- HW- HOT WATER
- MB- METER BOX
- NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
- NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & AS CONSTRUCTED STORE SHED
AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
02/09/2026	1:100	J WEEDA	A WEEDA	10126 - 5 OF 7

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

FIXTURES:

1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15 ° incline

I.O. - INSPECTION OPENING

E.V. - EDUCT VENT

R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
GRADED PIT 600 X 600 X 600 mm DEEP REFER GRATED PIT DETAIL 150 mm Ø
STORM WATER LINE DISCHARGING FROM THE GRATED PIT

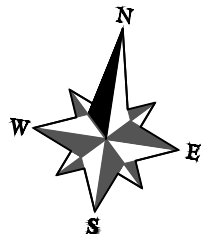
GAS SUPPLY
GAS GAS

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
S.V. - STOP VALVE

TELSTRA - NBN SUPPLY

POWER SUPPLY
E E



EXISTING LOT AREA
4015.00 m2
DWELLING AREA
153.00 m2
STORE SHED
36.70 m2
TOTAL BUILDINGS
189.70 m2
SITE COVERAGE
4.72 %

WEEDA Drafting

& Building Consultants Pty Ltd

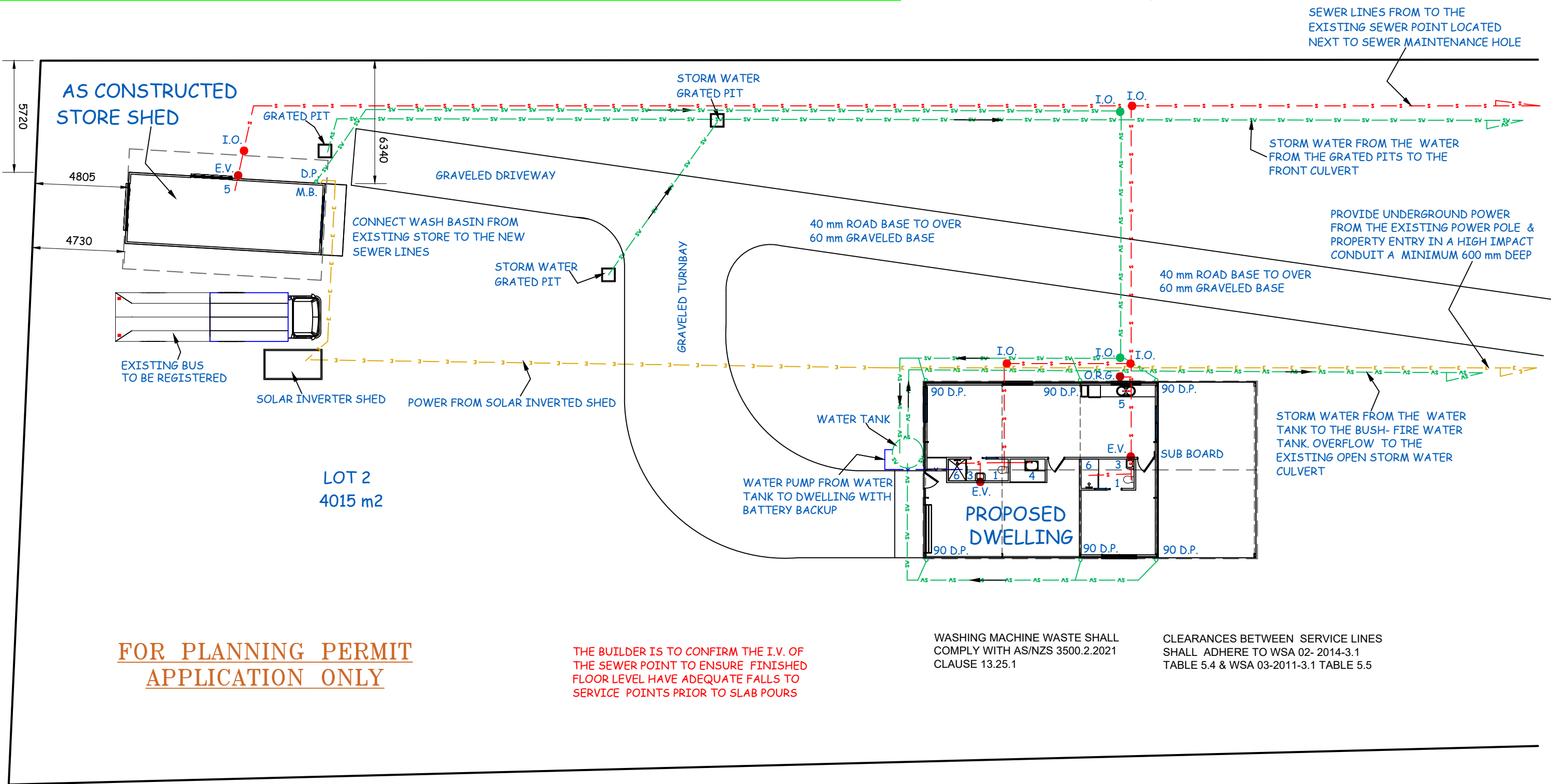
95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC

NUMBERS, ADAM; CC 5317 P Cat B.D.

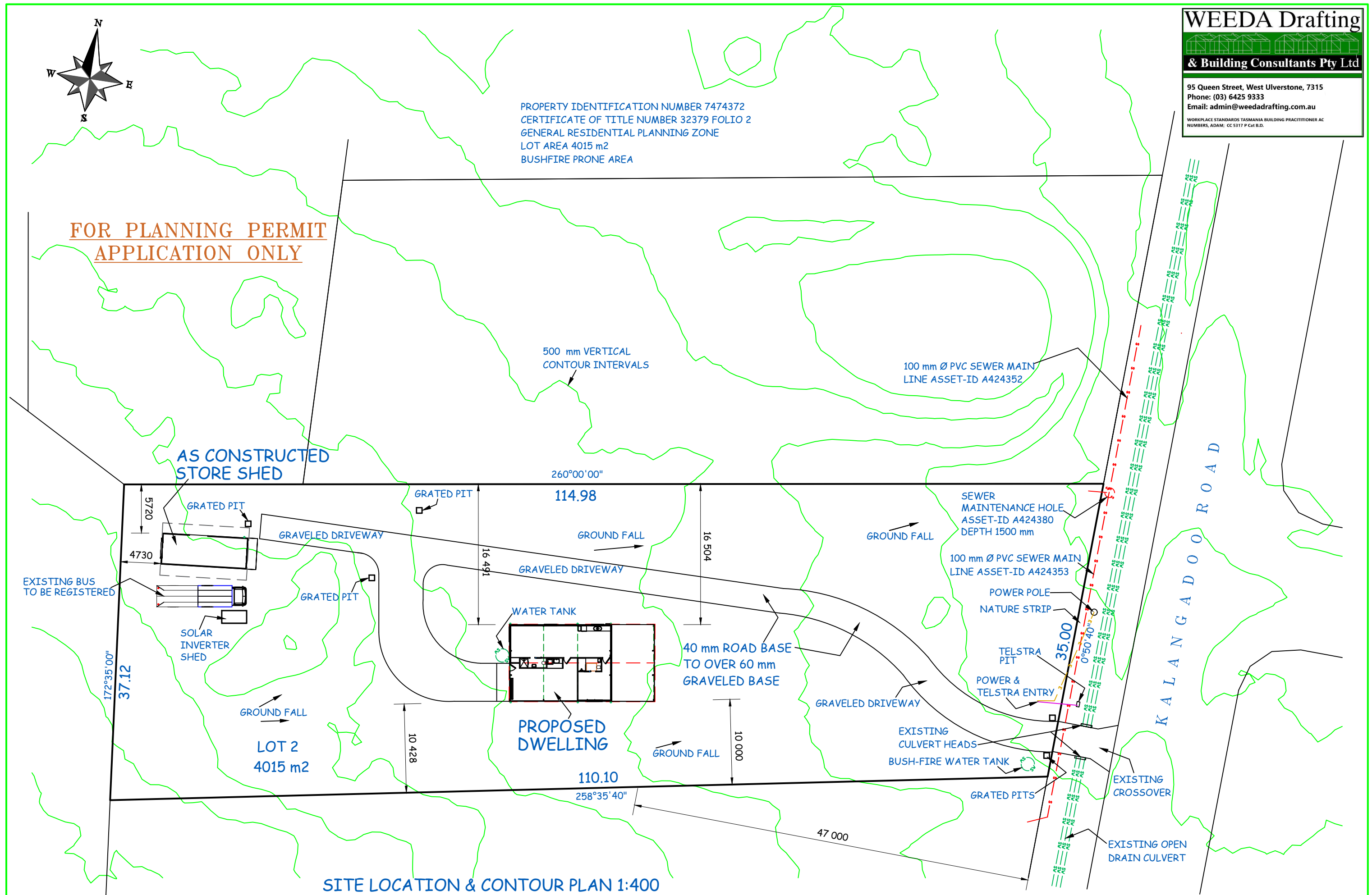


FOR PLANNING PERMIT
APPLICATION ONLY

PART SITE LOCATION & SERVICES PLAN 1:200

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & AS CONSTRUCTED STORE SHED
AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
02/09/2026	1:200	J WEEDA	A WEEDA	10126 - 6 OF 7



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 AT 3 KALANGADOO ROAD, LAKE LEAKE FOR A.M. VANDERFEEN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
02/09/2026	1:400	J WEEDA	A WEEDA	10126 - 7 OF 7