

PLAN 1

PLANNING APPLICATION PLN-18-117-01

20 CAMBOCK, EVANDALE

ATTACHMENTS

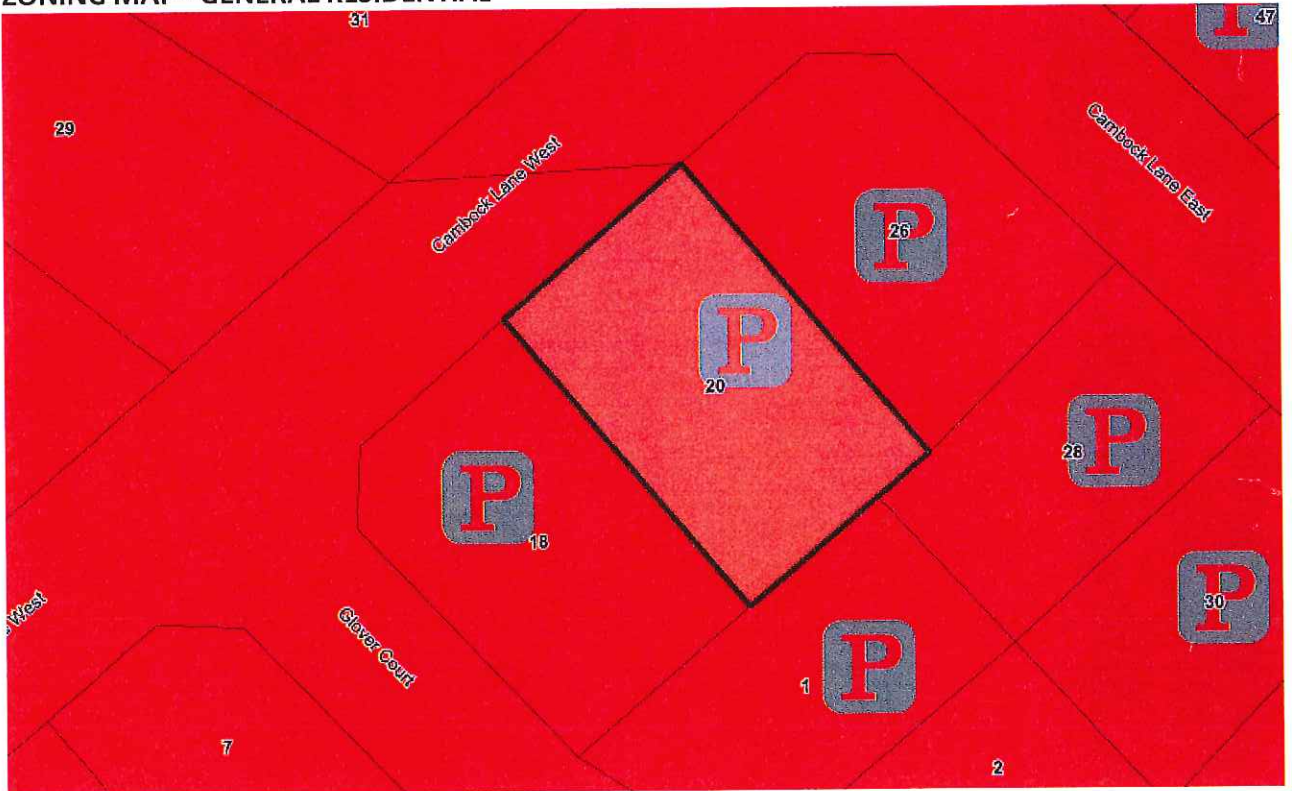
- A Application & plans, correspondence with applicant, Part 5 Agreement
 - B Responses from referral agencies
 - C Representations & applicant's response
-

P18-117

AERIAL PHOTOGRAPH & SERVICES MAP for 20 CAMBOCK LANE, EVANDALE

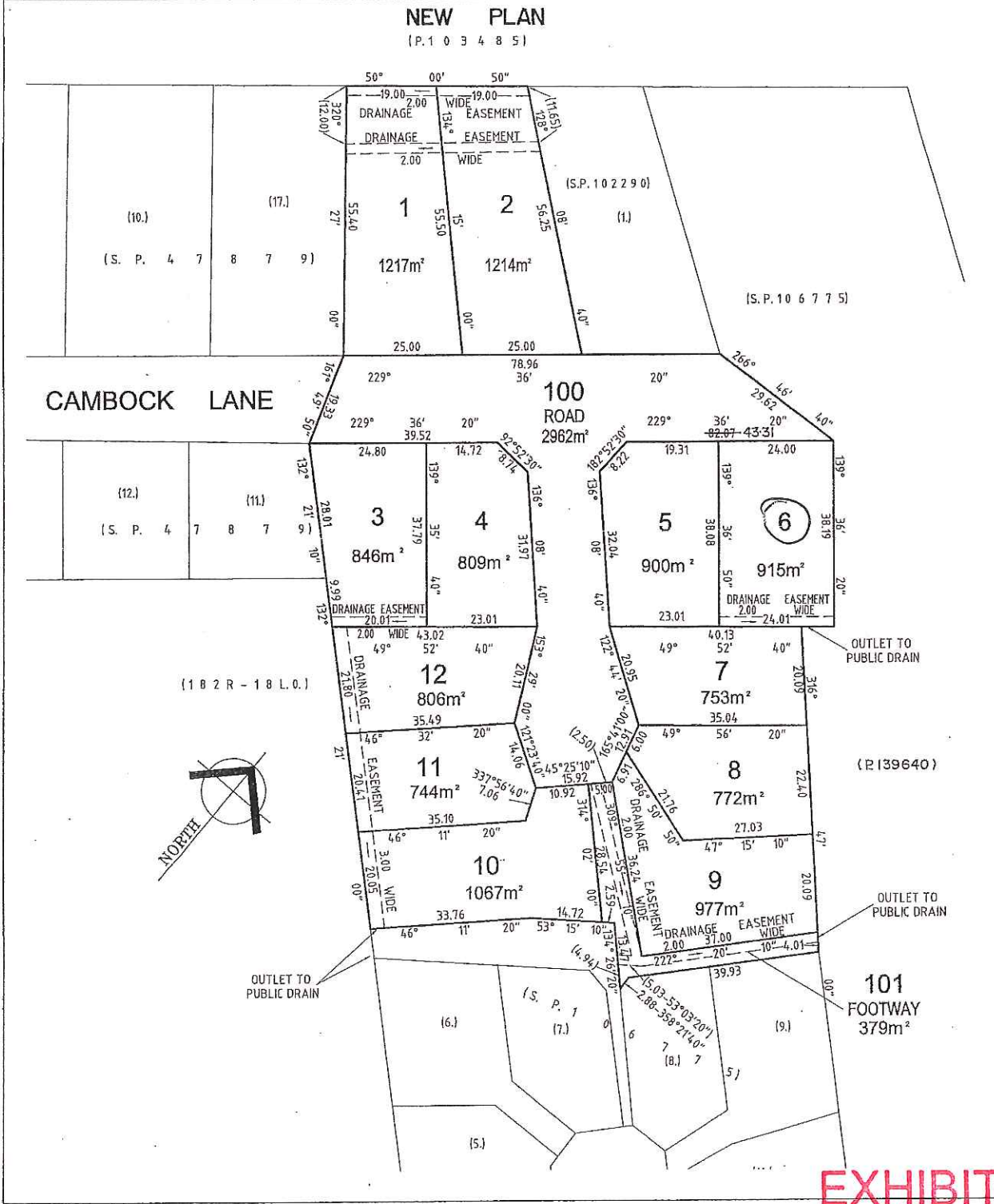


ZONING MAP - GENERAL RESIDENTIAL



EXHIBITED

OWNER VON STIEGLITZ PASTORAL Co. PTY. LTD.	PLAN OF SURVEY BY SURVEYOR IAN ROBERT GREEN of G.J. WALKEM & CO. LAUNCESTON of land situated in the	REGISTERED NUMBER S P 139554
FOLIO REFERENCE CT Vol 106775 Fol 1		APPROVED 18 JUN 2003
GRANTEE PART OF 328 ACRES GRANTED TO JAMES ATKINS, THOMAS WILLIAM & JOHN SINCLAIR.	LOCATION TOWN OF EVANDALE	<i>Alice Kawa</i> Recorder of Titles
	SCALE 1:750 LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 123 (5239-11)	LAST UPI No. 4740780	LAST PLAN No. SP 106775
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



EXHIBITED

PLANNING APPLICATION
Proposal

Description of proposal: Proposed Multiple Dwellings (2 Units)

.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 20 Cambock Lane West
Evandale

CT no: 139554/6

Estimated cost of project \$ 350,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No
If yes – main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:

.....
.....
.....

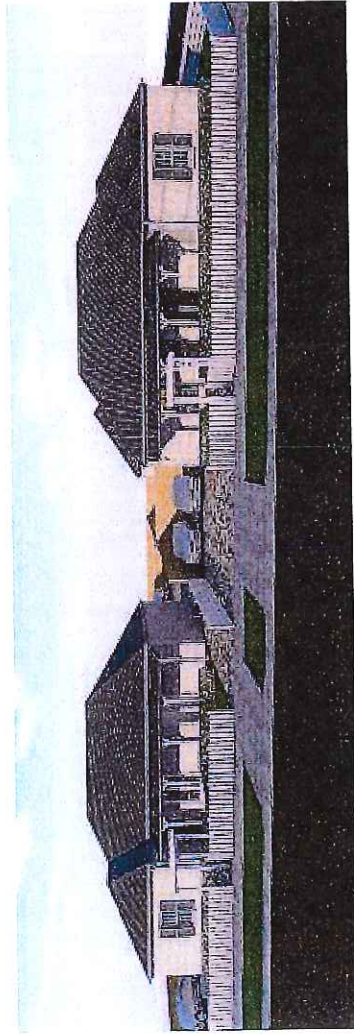
(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)

EXHIBITED

PROPOSED MULTIPLE DWELLINGS

20 CAMBOCK LANE WEST, EVANDALE TAS, 7212.



COUNCIL	NMC	ZONE	GENERAL RES
LAND TITLE REFERENCE	139554/6	PROPERTY ID	2205528
UNIT 1 FLOOR (M ²)	150	UNIT 1 PORCH (M ²)	17
UNIT 1 FLOOR (M ²)	120	UNIT 1 PORCH (M ²)	16
DESIGN WIND SPEED	40M/S	SOIL CLASSIFICATION	TBC
LOT SIZE (M ²)	915	ENERGY STAR RATING	TBC
CLIMATE ZONE	7	BAL RATING	TBC
ALPINE AREA	N/A	CORROSION ENV'	N/A

SITE HAZARDS:
REFER TO BUSHFIRE HAZARD MANAGEMENT PLAN

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EVANDALE TAS 7212

DRAWING COVER PAGE

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DRAWING #	DRAWING	AMENDED
CMBC20-01	COVER PAGE	27/8
CMBC20-02	SITE PLAN	
CMBC20-03	UNIT 1 GROUND PLAN	
CMBC20-04	UNIT 1 GROUND PLAN	
CMBC20-05	SET OUT PLANS	
CMBC20-06	EXTERNAL SERVICES	
CMBC20-07	INTERIOR PLUMBINGS	
CMBC20-08	UNIT 1 ELECTRICAL/CEILING PLAN	
CMBC20-09	UNIT 1 ELECTRICAL/CEILING PLAN	
CMBC20-10	ROOF PLANS	
CMBC20-11	UNIT 1 ELEVATIONS	
CMBC20-12	UNIT 2 ELEVATIONS	
CMBC20-13	SECTION 13 A	
CMBC20-14	SECTION 14 A	1-108
CMBC20-15	DETAILS	
CMBC20-16	WINDOW AND DOOR SCHEDULES	
CMBC20-17	CONSTRUCTION NOTES 1	
CMBC20-18	CONSTRUCTION NOTES 2	
CMBC20-19	LANDSCAPE PLAN	
ATTACHMENTS		

THIS PLAN HAS BEEN DRAWN BY THE DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. USE ONLY THOSE DIMENSIONS OF LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DESIGNER'S LIABILITY IS LIMITED TO THE CONTRACT PRICE AND SHALL BE LIMITED TO THE DESIGN SERVICES PROVIDED BY THE DESIGNER. THE DESIGNER'S LIABILITY SHALL NOT BE LIMITED BY ANY CONTRACTS OR AGREEMENTS OR NOTICES OF WORK PROVIDED BY ANY PARTY OTHER THAN THE DESIGNER. THE DESIGNER'S LIABILITY SHALL BE LIMITED TO THE DESIGN SERVICES PROVIDED BY THE DESIGNER.

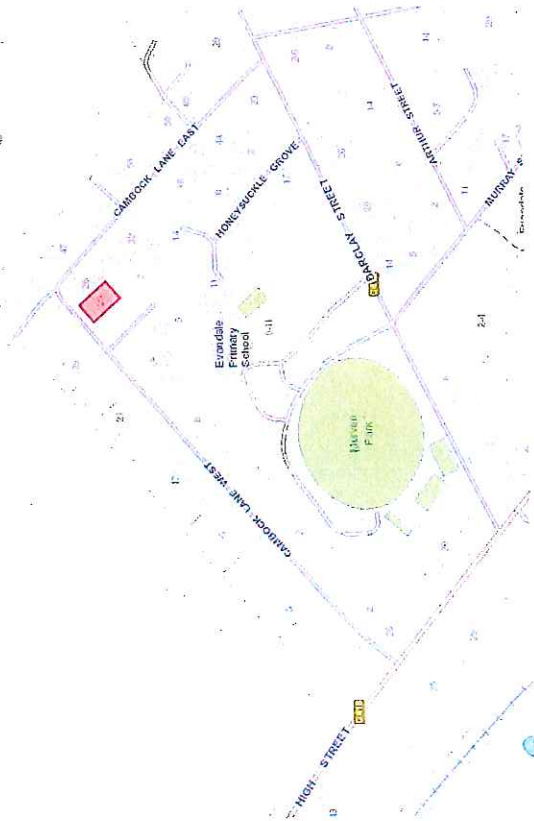
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	CMBC20
R1	30/04/2018	FOR D.A.				
R2	20/06/2018	F.I.R.		L.S.	DRAWING	1/19
R3	31/07/2018	F.I.R.			CHECKED	
R4	14/08/2018	FASWATER F.I.R.		M.L.	SCALE (@A3)	NTS

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27/8

CAMBOCK LANE WEST

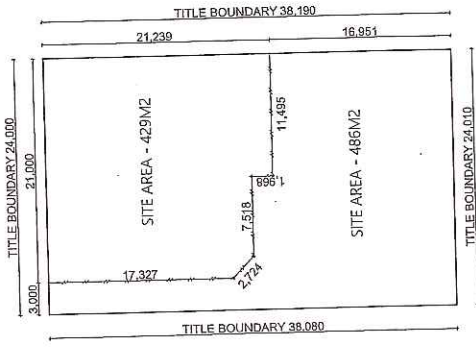
1-109



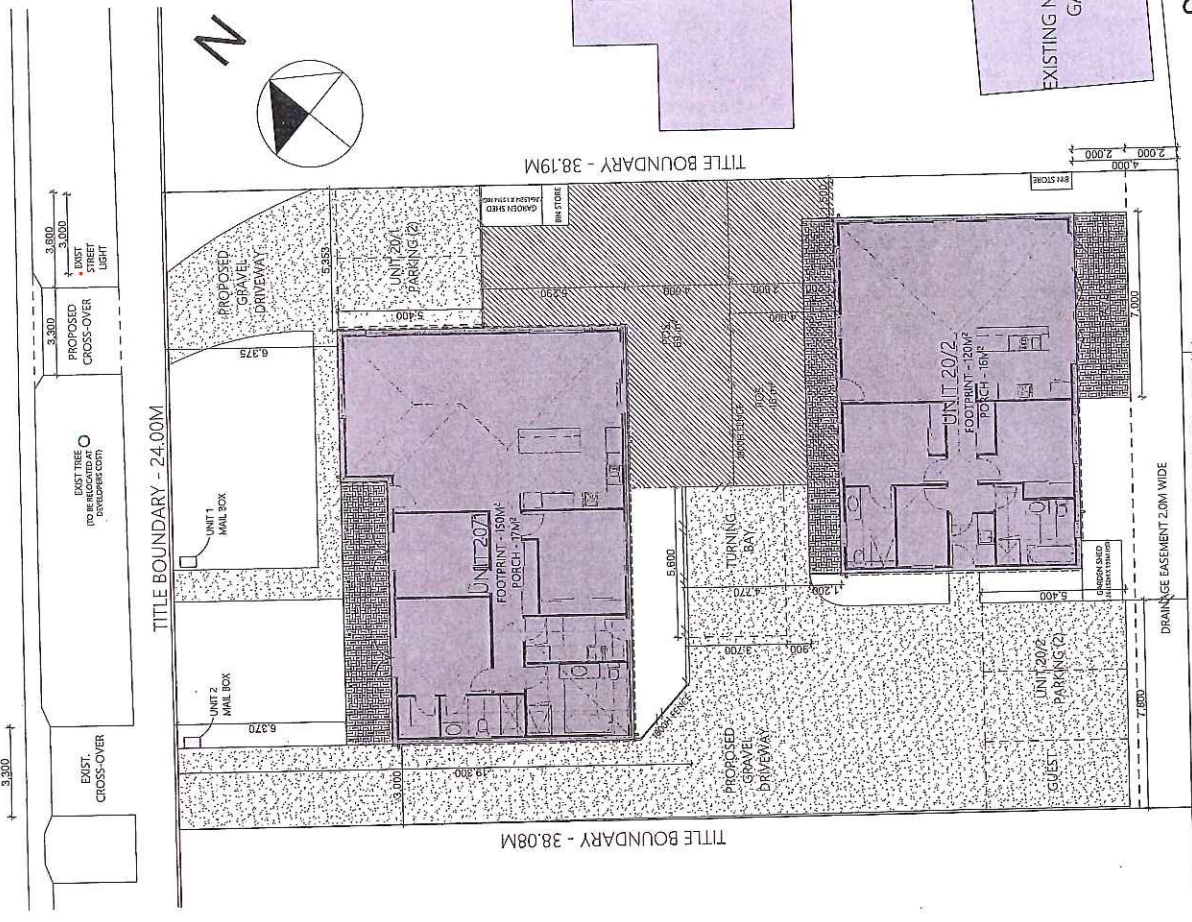
LOCATION PLAN
N.T.S.

IMPERVIOUS AREAS

- TOTAL SITE AREA: 915m²
- UNIT 1: 167m² (INC. PORCH)
- UNIT 2: 136m² (INC. PORCH)
- PAVED AREA: 14m²
- GRAVEL DRIVEWAYS: 288m²
- NON-IMPERVIOUS: 324m²



TITLE PLAN
1:500



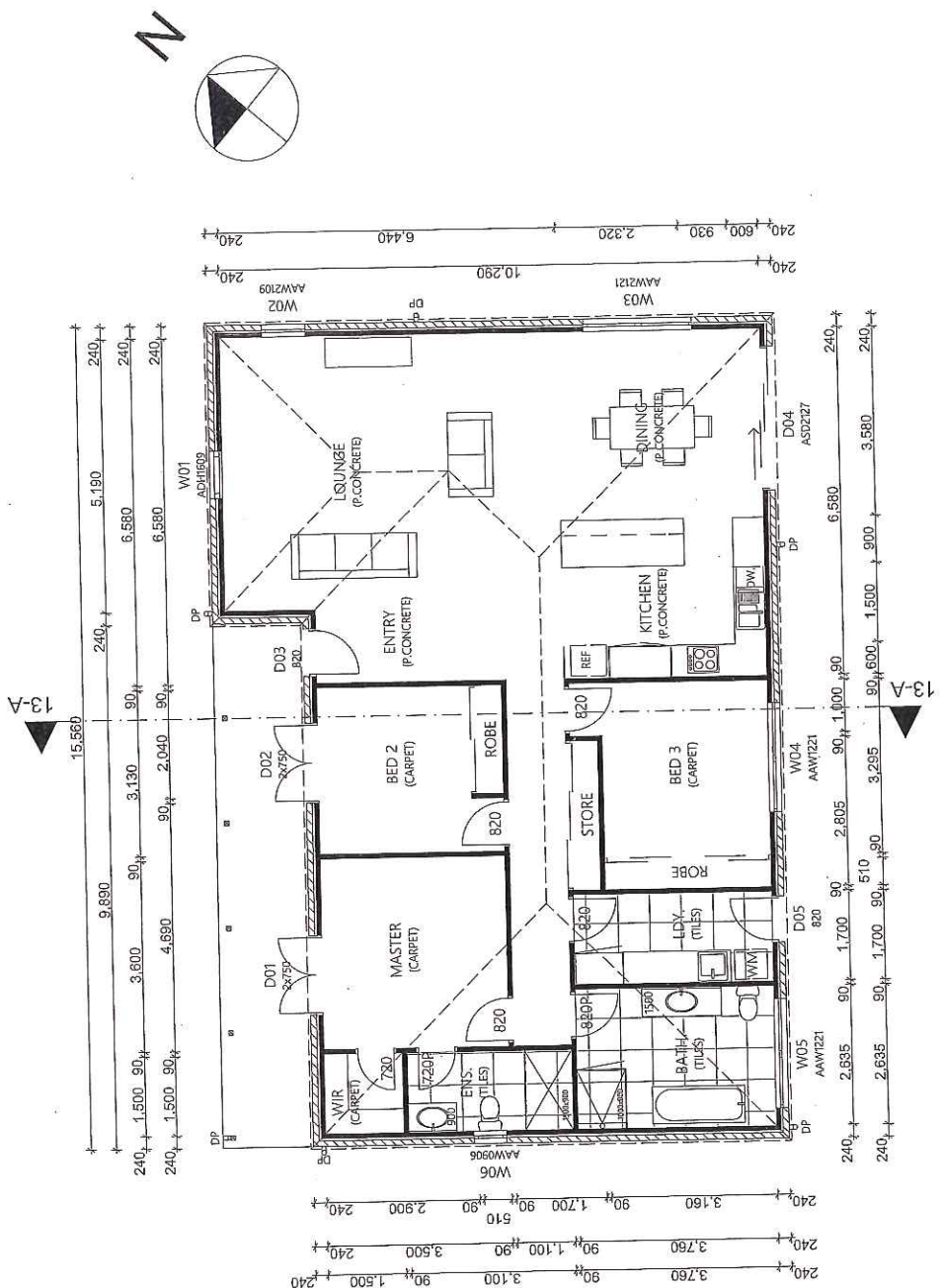
SITE PLAN
p2 1:200

<p>Client/s: PETER AND ANNE ROUTLEY</p> <p>Site Address: 20 CAMBOCK LANE WEST,</p>	<p>DRAWING SITE PLAN</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>		<p>COPYRIGHT: 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>		
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		<p>SIGNATURE:</p>	<p>DATE:</p>	<p>R1</p>	<p>30/04/2018</p>	<p>FOR D.A.</p>
		<p>SIGNATURE:</p>	<p>DATE:</p>	<p>R2</p>	<p>20/06/2018</p>	<p>F.I.R.</p>
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<p>SIGNATURE:</p>	<p>DATE:</p>	<p>R4</p>	<p>14/08/2018</p>	<p>PASWATER F.I.R.</p>		
<p>MITCHELL LLOYD ACC # CC6320 ABN. 71 615 812 747 PH. 6344 7319</p>	<p>DESIGNER</p>	<p>M.L.</p>	<p>JOB NUMBER</p>	<p>CMBC20</p>		
<p>DESIGNER</p>	<p>M.L.</p>	<p>DRAWN</p>	<p>DRAWING</p>	<p>2/19</p>		
<p>DESIGNER</p>	<p>M.L.</p>	<p>CHECKED</p>	<p>M.L.</p>	<p>SCALE (@A3)</p>		
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27/18

1-110



p3

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DRAWING
UNIT 1 GROUND
PLAN

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SIGNATURE:

DATE:
DATE:

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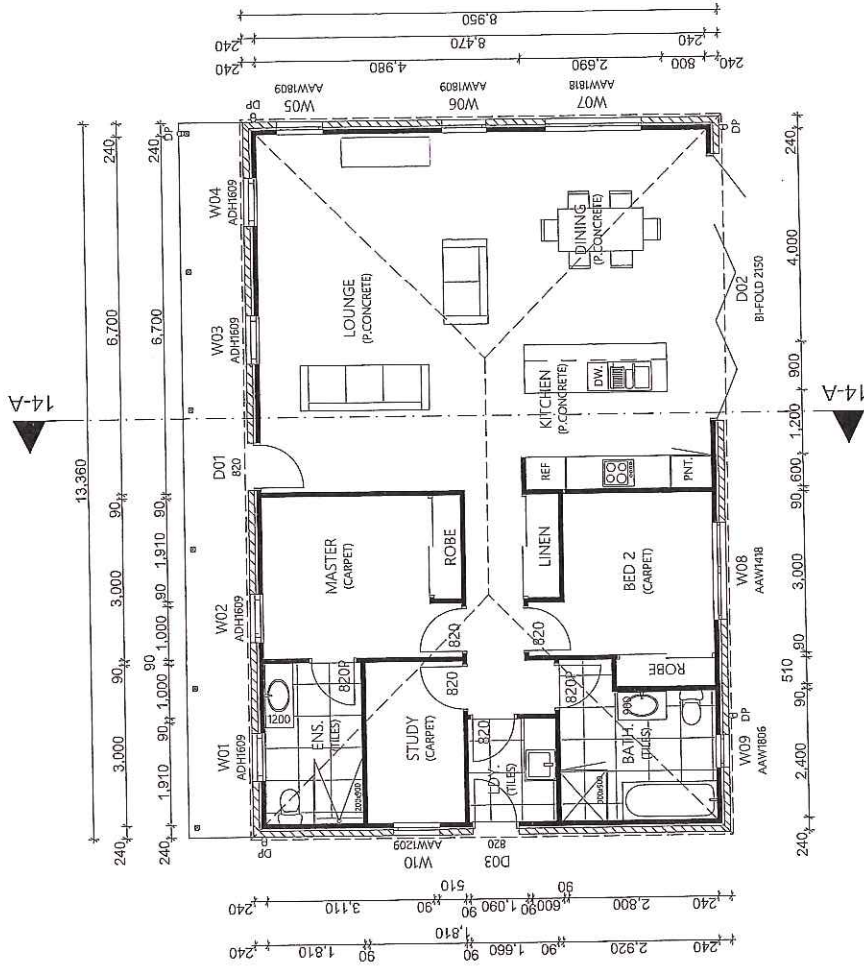
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27/5

1-111



14

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Client/s:
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MELBOURNE VIC 3048

DRAWING
UNIT 2 GROUND
PLAN

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R4	14/08/2018	TASWATER F.L.R.			

AMENDED

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 4689.1

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 WITHIN AN UNVENTILATED WALL SPACE
 - b) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - c) BETWEEN CEILING INSULATION AND A CEILING

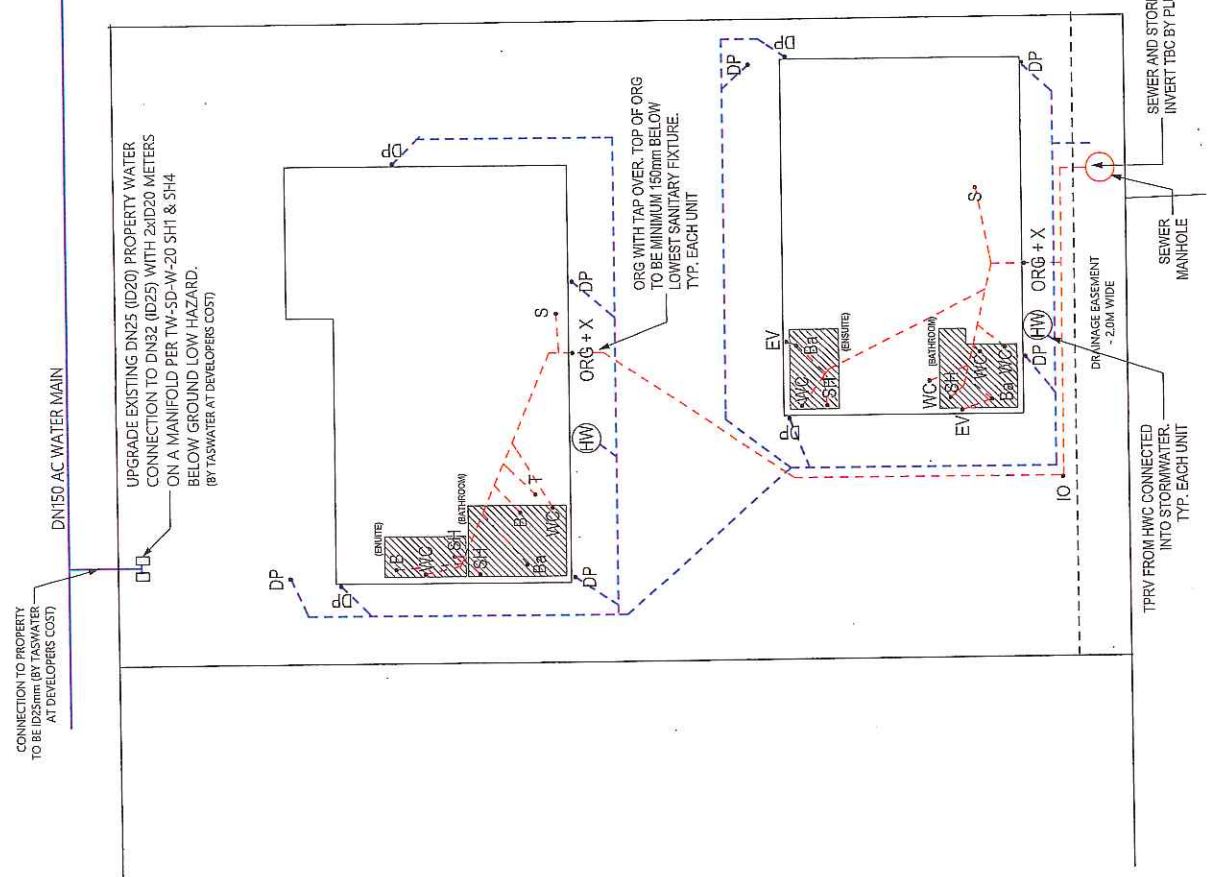
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
 a) ALL FLOW AND RETURN PIPING
 b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUBFLOOR 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.

RS

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LEGEND

- B - BASIN
- Ba - BATH
- S - SINK (65Ø)
- T - LAUNDRY TUB (65Ø)
- SH - SHOWER
- WC - WATER CLOSET
- FW - FLOOR WASTE
- EV - VENT (THROUGH TO ROOF)
- IO - INSPECTION OPENING
- RE - RODDING EYE
- HW - HOT WATER CYLINDER
- X - EXTERNAL TAP
- P - DRAINAGE PIT (450mm X 450mm)
- DP - DOWNPIPE (90 Ø)

WET AREAS

- - - STORMWATER LINE (100mm PVC)
- - - SEWER LINE (100mm PVC)

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 WSA 02-2002 VERSION 2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

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.

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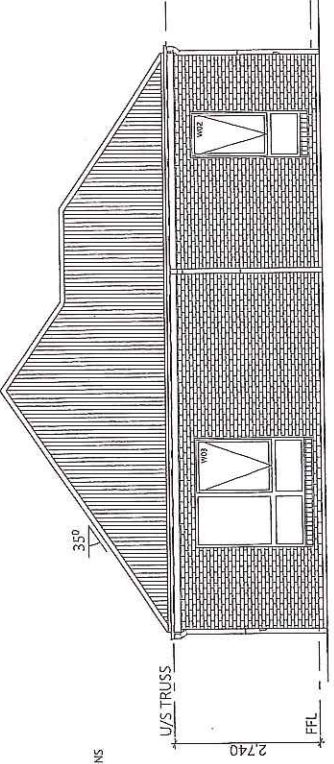
DRAWING
EXTERNAL
SERVICES

Client/s:
 PETER AND ANNE ROUILLEY

Site Address:
 20 CAMBOCK LANE WEST,
 EVANSDALE TAS 7917

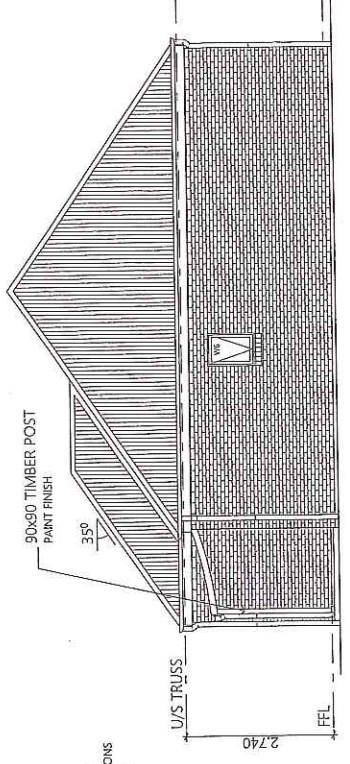
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DESIGN

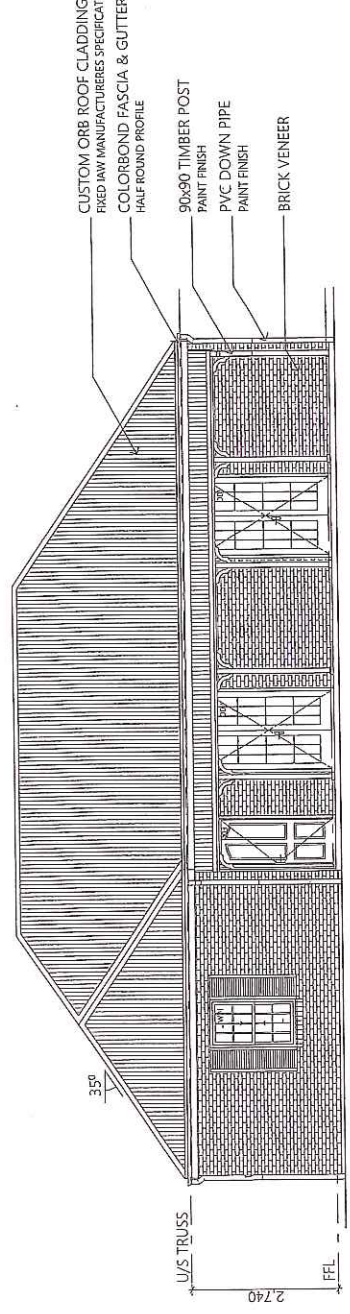


EASTERN ELEVATION

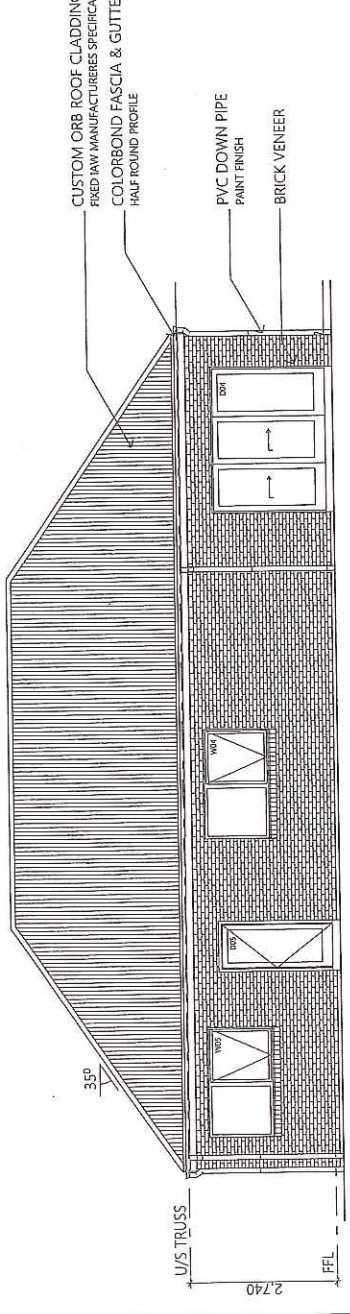
1-113



WESTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION

P6

0 1 2 3 4 5

DESIGN

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DRAWING
UNIT 1
ELEVATIONS

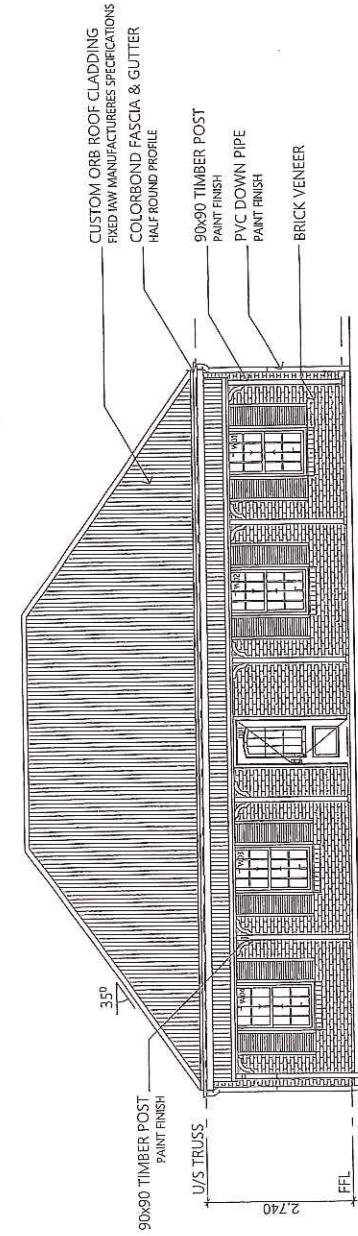
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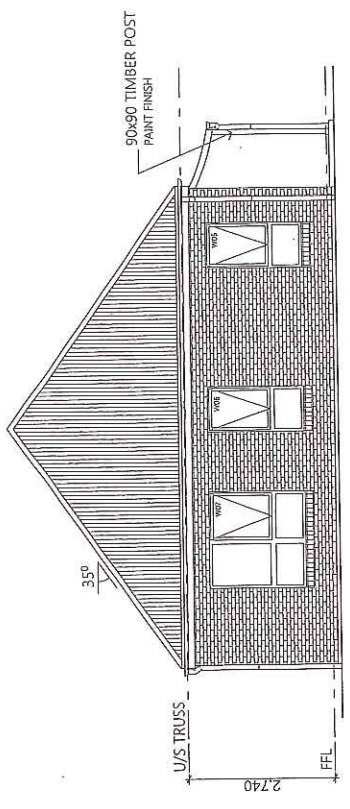
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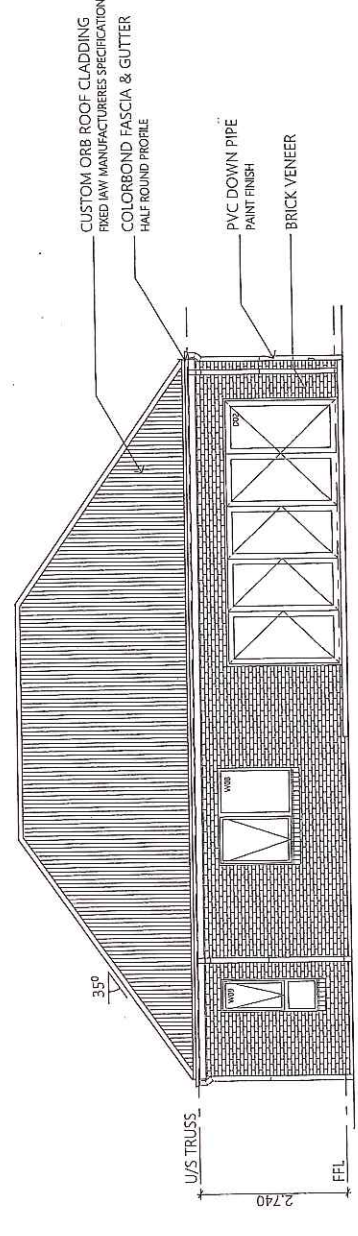
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R3	31/07/2018	F.I.R.				
R4	14/08/2018	TASWATER F.I.R.				



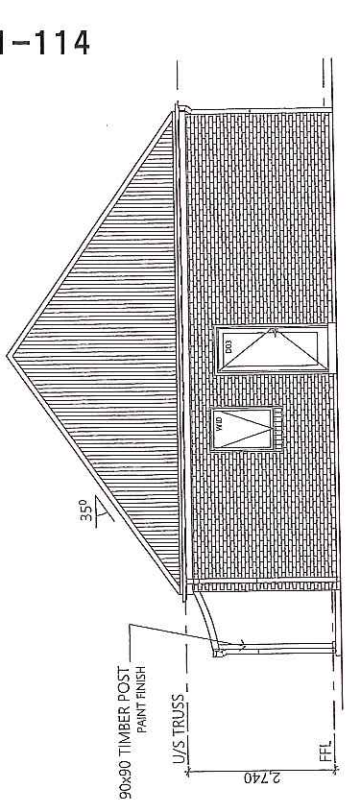
NORTHERN ELEVATION



EASTERN ELEVATION



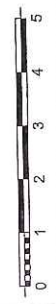
SOUTHERN ELEVATION



WESTERN ELEVATION

1-114

p7



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DRAWING
UNIT 2
ELEVATIONS

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R3	31/07/2018	F.L.R.			1:100
R4	14/08/2018	TASWATER F.L.R.			

CAMBOCK LANE WEST



KEY	
	CORDYLINE BANKSII max mature height 2m
	CORDYLINE 'Red Star' Max mature height 2m
	Crataegus Monogyna (English Hawthorn) Mature height 5-14m
	Ligustrum Ovalifolium (Golden Privet) Mature Height 3-4.6m x 3-4.6m wide

ps

MITCHELL LLOYD ACC # CC6320 ABN: 71 615 812 747 PH: 6344 7319 E: mitch@designinlive.com.au	Client/s: PETER AND ANNE RUTLEY	Site Address: 20 CAMBOCK LANE WEST, CAMBOCK LANE WEST, VIC 3061	DRAWING LANDSCAPE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: _____ DATE: _____	COPYRIGHT: 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 persons infringing the copyright.	REV. DATE DESCRIPTION R1 30/04/2018 FOR D.A. R2 20/06/2018 F.I.R. R3 31/07/2018 F.I.R. R4 14/08/2018 T.A.S.WATER F.I.R.	DESIGNER DRAWN CHECKED	M.L. L.S. M.L.	JOB NUMBER DRAWING SCALE (@A3)	CMBC20 19/19 1:200
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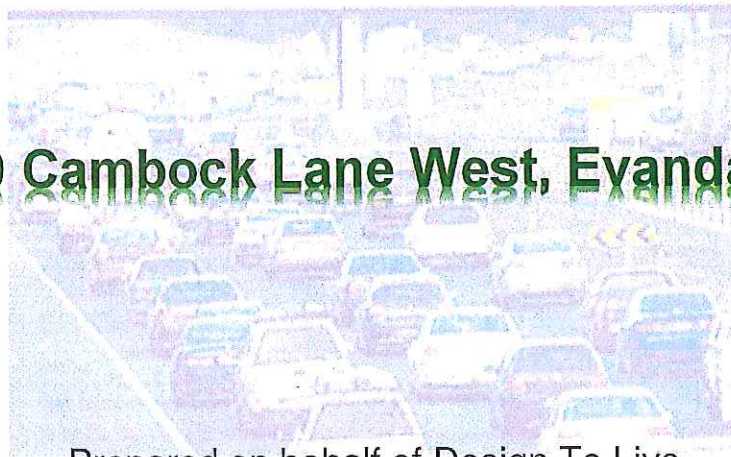


RK

CONSULTING
ENGINEERS

TRAFFIC IMPACT ASSESSMENT

20 Cambock Lane West, Evandale



Prepared on behalf of Design To Live

30 July 2018

TD

EXHIBITED



Contact Information

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Prospect TAS 7250
Australia

Telephone: 0400 642 462

Document Information

Prepared for	Design To Live
Project Name	Proposed Multiple Dwellings - 20 Cambock Lane West, Evandale
Date	30 July 2018
Version Number	V1
Effective Date	30 July 2018
Date Approved:	30 July 2018

Document History

Version	Effective Date	Description of Revision	Prepared by:	Reviewed by:
V1	30 July 2018	Initial TIA	Risden Knightley	Risden Knightley

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EXHIBITED

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EXHIBITED

1 INTRODUCTION

1.1 Overview

RJK Consulting Engineers has been commissioned by Design To Live to undertake a Traffic Impact Assessment (TIA). Specifically, this TIA addresses the access provision of the proposed subdivision development and addresses Code E4 only for access. The proposed layout is provided within this report for reference.

The proposed development is located within the Northern Midlands Local Government Area (LGA) and is subject to their relevant planning controls.

1.2 Background and Scope of Works

A concept design layout for the subdivision has been prepared by Design To Live.

The nature of the development requires a TIA to be undertaken, and the following information has been prepared to address traffic related aspects and identify any potential impacts that may affect the progression of the development.

As indicated in the Northern Midlands Interim Planning Scheme a traffic assessment would be required to assess traffic impacts and any issues arising from the traffic increase. Due to the low numbers of additional vehicles associated with the development, beyond current levels arising from this development and the development purely being for a residence, the most applicable clauses which are specifically applicable are those contained in Table E9.6 and meet the requirements of safe intersection site access for driveways.

The objective of this report is to evaluate the impact of traffic generated by the project, its associated impact on the surrounding road network, as per Code E9 as depicted by the planning scheme. RJK's scope of works for this study includes:

- > Review and collate background documents in relation to the development.
- > Assessing access performance in accordance with Codes E4 and E6
- > Undertake site visit to gain an understanding of existing traffic conditions around the site
- > Review the requirements of Northern Midlands Planning Scheme 2013 as they relate to the development
- > Assess vehicular access to the site with regard to access design and manoeuvring as well as sight distance requirements
- > Identify any mitigating measures required as a result of the proposal.

1.3 Reference Documents

RJK Consulting Engineers have been provided by Design To Live and the client, relevant information on the development. These detail an outline of the work and that the development generally proposes no significant change to the existing traffic arrangements, other than the creation of an access point for the property.

The following documents have been referenced as part of this study:

- > www.THELIST.tas.gov.au
- > DSG 'Traffic Impact Assessment (TIA) Guidelines'
- > DSG Tasmanian State Road Hierarchy
- > NMC Interim Planning Scheme Code E4 and 6 (2013)
- > Various Austroads publications

EXHIBITED

2 EXISTING SITUATION

This chapter reviews the existing road network and transport conditions surrounding the proposed development site.

2.1 Site Location

The site is located on Lot 13955/6 (PID: 2205528) and is zoned as General Residential. The subject site is identified in **Figure 2-1**. The site currently has access directly to Cambock Lane West, Evandale.

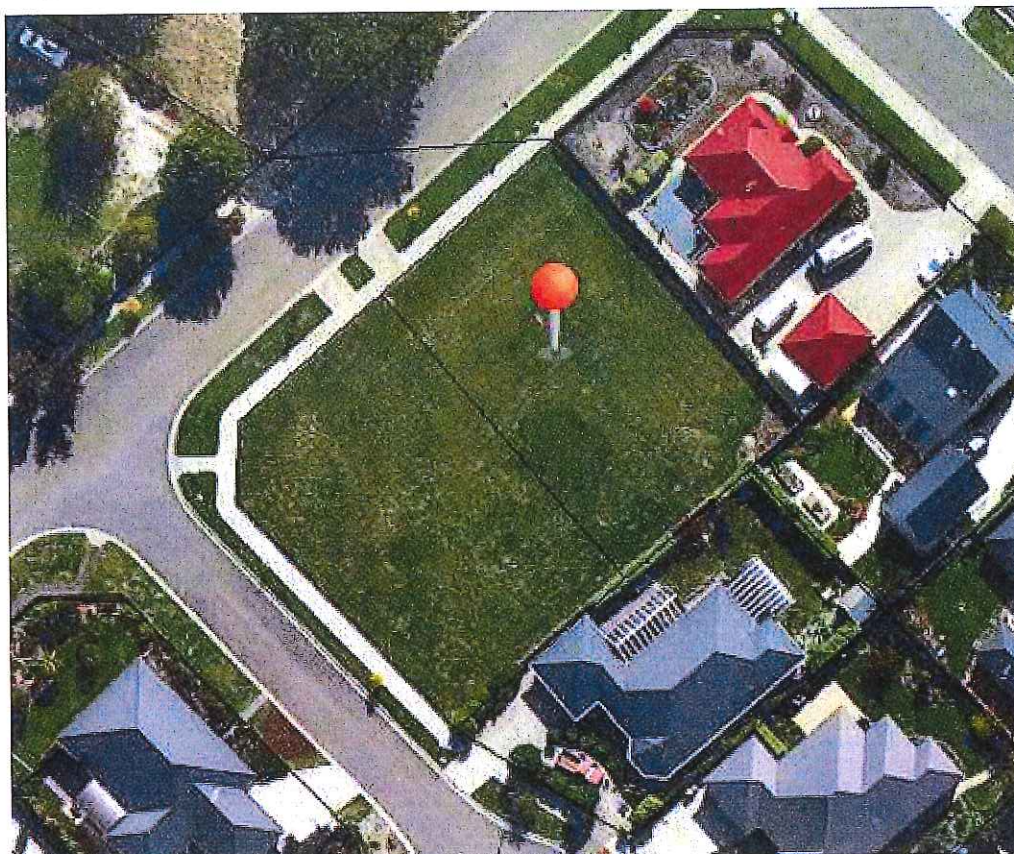


Figure 2-1 - Site Location

In accessing this TIA, the transport road network system consists of Cambock Lane West. The road is discussed in detail below.

Cambock Lane West

Cambock Lane West is a minor road, sealed and connects to High Street. This road is considered as a local access road and serves residential properties. The road is constructed with a sealed pavement of varying width however at the width of some 8 metres with a kerb and channel both sides. (refer photos)

The road alignment is straight with a relatively flat profile.

Sight distance at development is considered from both driveways. These are as follows:

- Driveway 1: right 46m left 466.5m
- Driveway 2 right 27.5m left 488m

Whilst distance to the left exceeds requirements distance to right is limited by an intersection with Cambock Lane East intersection.

EXHIBITED

Based on the small volume of additional traffic generated by the new development, an inspection of the road and surrounding areas identified that the general operations of the street, as currently operating, will not have any noticeable level of service loss. Based on the authors assessment and local knowledge with the road network, the traffic volumes for this road are currently satisfactory.

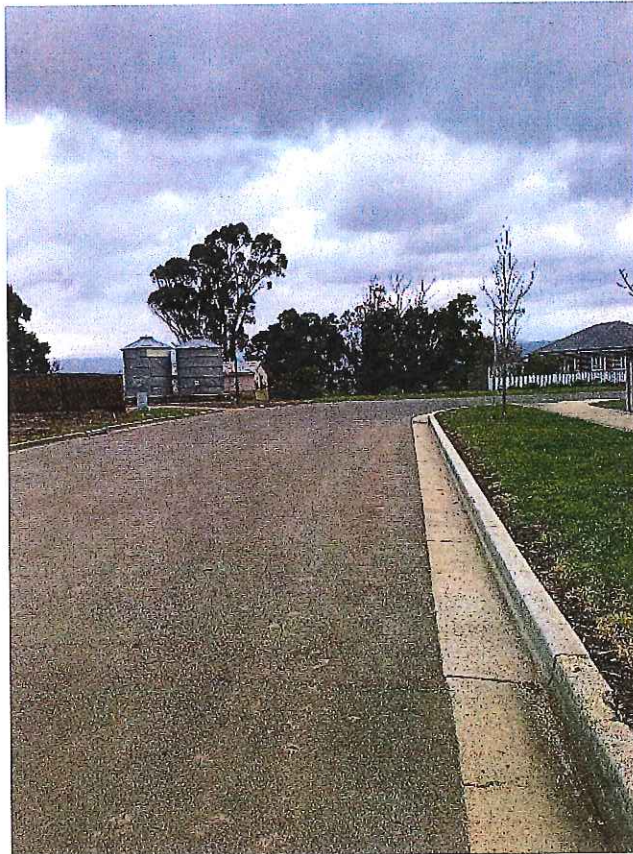
Default speed limit of 50 km/hr applies at this location

2.2 Road Conditions and Road Safety Performance

Based on sight observations and the information regarding crash history, the road network in this area appears to function satisfactorily. With the small increase in traffic it would be envisaged that road will become fully developed, and provides appropriate width and manoeuvrability based on the road Type 4 Local Road, road hierarchy and the limited traffic numbers.

As the proposed development requires access points and the creation of one new driveway, the new development is subject to sight distance assessments.

Fig Visual looking north east – proposed driveway



EXHIBITED

Fig Visual looking south west – proposed driveway

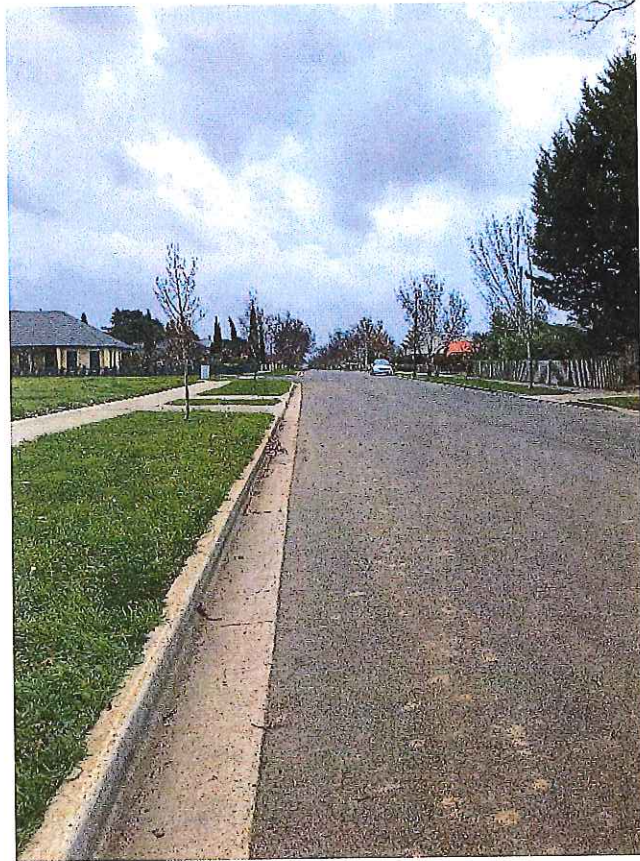
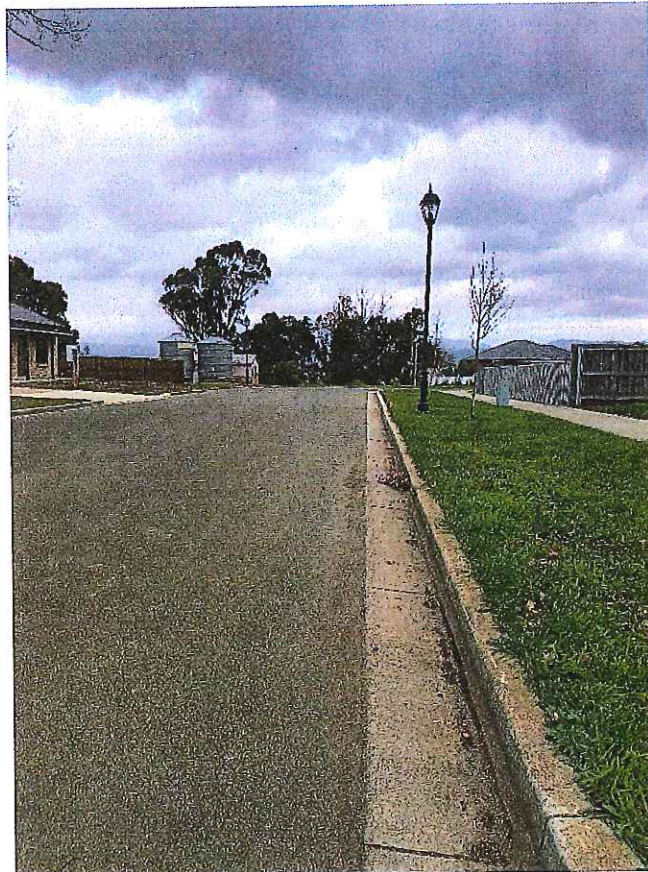


Fig Visual looking north east – existing driveway



EXHIBITED

Fig Visual looking south west – existing driveway



EXHIBITED

3 PROPOSED DEVELOPMENT

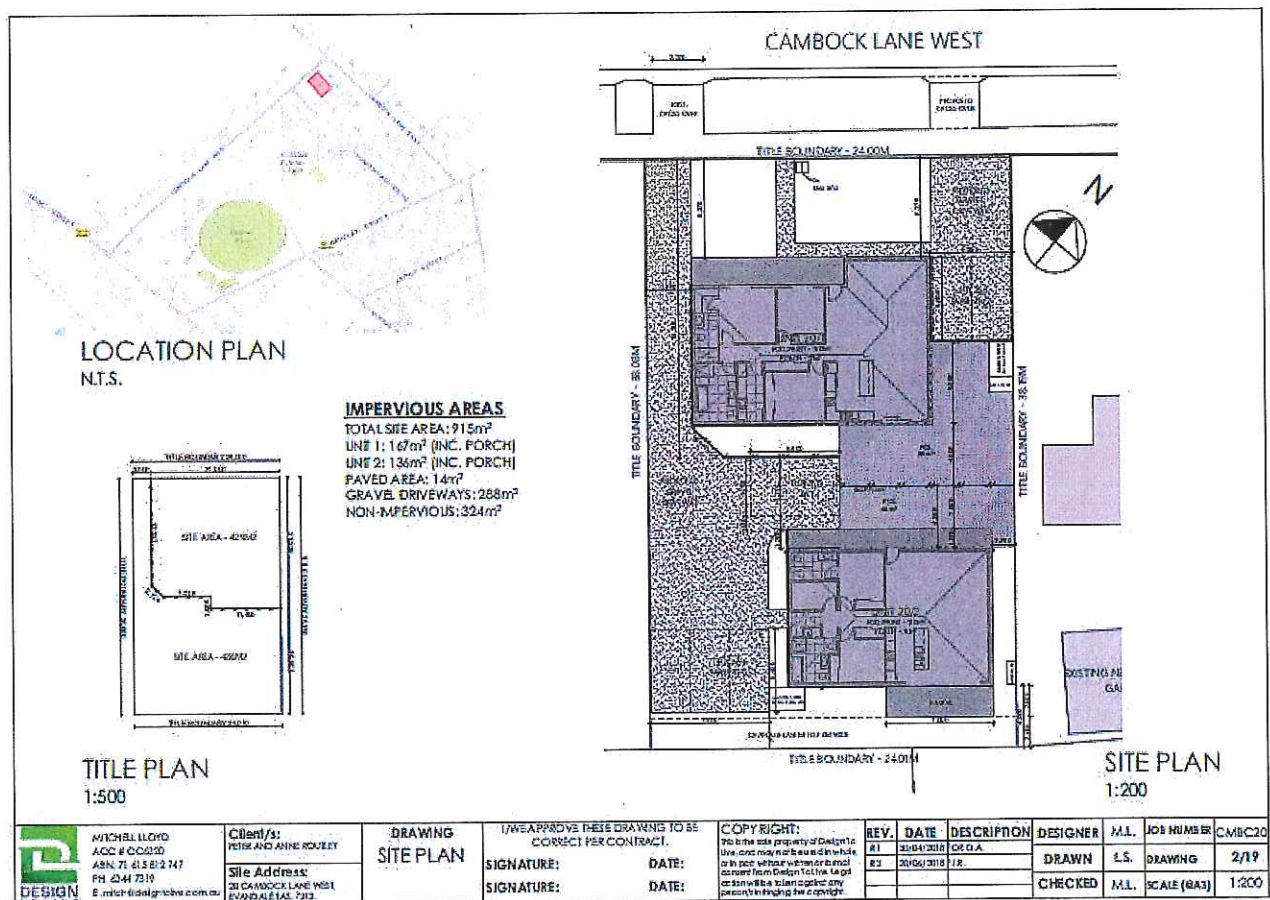
3.1 Development Details

The development as proposed provides for 2 new units, proposed generally as per the layout plan below.

Property assess proposed will need to be constructed in accordance with IPWEA LGAT municipal standard drawings in terms of dimensions, etc. and will need to be of a level sealed junction of suitable with continuous kerb and channel should council require roadside upgrade. These standard drawings can be found on the LGAT web site as reference TSD R09v1.

The interface at the roadside edge appears ideal for the proposed treatment of Kerb and channel alignments and can easily be matched in.

Figure 3-1 Proposed Layout



3.2 Traffic Generation

The probability of increased off site impacts is relatively small due to the general residential zoning. As such a detailed assessment of external site impacts, beyond the scope of the new development property access and SISD, is not likely required at this time by Council.

EXHIBITED

4 TRAFFIC ASSESSMENT

4.1 Surrounding Road Impacts

Based on our understanding from the proposed layout, the new property access will be constructed as per the Proposed Layout Plan and in accordance with IPWEA / LGAT requirements. Based on this the layout appears to adequately address the proposed accesses to the property.

It is noted that two road access points are depicted for the balance lot. This access point meets the requirements for SISD. It is also noted that this access point will be constructed as part of a future road system and as such will be designed as per Austroads standards for intersections.

Whilst assessment of additional road network parameters are beyond the scope and engagement of this report, it is considered that off site impacts arising from this development will not have a significant impact on the wider road network, based on the development fitting in with the overall development strategy of Evandale.

4.2 Parking Assessment

Not required to be assessed

4.3 Sight Distances

A sight specific assessment on the site was undertaken to review sight distance with consideration of the Austroad requirements.

It is noted that Austroads stipulates for a 50Km/hr posted speed zone, SISD must meet 80m. As noted from photos for the proposed site access SISD is limited and does not achieve SISD. However noting the slow speed corners the 85% percentile speed is met for a lower speed when calculated. As such all driveways meet the acceptable criteria for SISD when calculated for a 10km/hr.

$$SISD = \frac{D_t \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$

D _t =	4.5	decision time Table 5.2 (below) + 3s
V =	15	km/h
D =	0.46	Table 5.3 (Below)
A =	0	longitudinal grade in %

$$SISD = \boxed{20.68} \text{ m}$$

4.4 Pedestrian and Bicycle Movements

Currently there is a dedicated footpath on Cambock Lane West. This appears to be in keeping with other areas of Evandale and also the accessed road hierarchy and as such is deemed suitable.

4.5 Road Safety and Traffic Service

Due to the sight distance requirements, the SISD needs to be assessed further for compliance. It is noted that due to the intersections of Cambock Lane West and also Cambock Lane East. Both intersections are slow corner speed (approx. 10km/hr). As such SISD is deemed to be met in regards to the AUSTROADS guidelines, road safety appears not to be compromised by the establishment of the driveway.

Traffic service is believed to be adequate with the existing infrastructure based on the low traffic volumes. (Counts provided by Council).

EXHIBITED

4.6 Delivery Vehicles

Not required to be assessed.

4.7 Public Transport

Not part of this assessment

4.8 Summary Assessment against Planning Scheme Zoning Requirements (relevant to Traffic Only)

Planning Scheme requirements for 10.0 General Residential note no related impacts as the development of a residential dwelling is permitted.

Therefore acceptable solution is met.

EXHIBITED

5 REGULATORY FEEDBACK

5.1 Council Feedback

Council feedback has provided informal advice in relation to traffic aspects for the development.

5.2 DSG Feedback

DSG provided crash statistics, with nil impact.

EXHIBITED

6 Conclusion

6.1 Conclusion

This TIA has investigated the potential impacts for the creation of the proposed development.

Key conclusions are:

- The proposed new access is to be located as per the attached plan. Access is to be constructed to council standards as per the Tasmanian Standard drawing series.
- Traffic services is deemed adequate for by the road and access arrangements as proposed and will be satisfactory in servicing the development.
- Sight distance for the new access is deemed to comply with the Austroad requirements
- No other planning scheme requirements for Section 10 are outstanding.

I, Ridsen Knightley as a qualified chartered engineer and Fellow of Engineers Australia conclude based on the assessment of information available, that the traffic aspects associated with the development are adequate and meet the requirements for traffic, safety and service. I also note that there appears to be no other potential adverse effects on existing traffic situations, subject to the recommendations and conclusions noted.

Ridsen Knightley BE (Civil), Ass Dip Civil Eng, FIEAust, CC 2539X
PO Box 128, Prospect 7250

Mobile: 0400 642 469

Email: mail@rjkconsultants.com.au

EXHIBITED

Figure 4-1 Concept Layout Plan

EXHIBITED

AMENDED

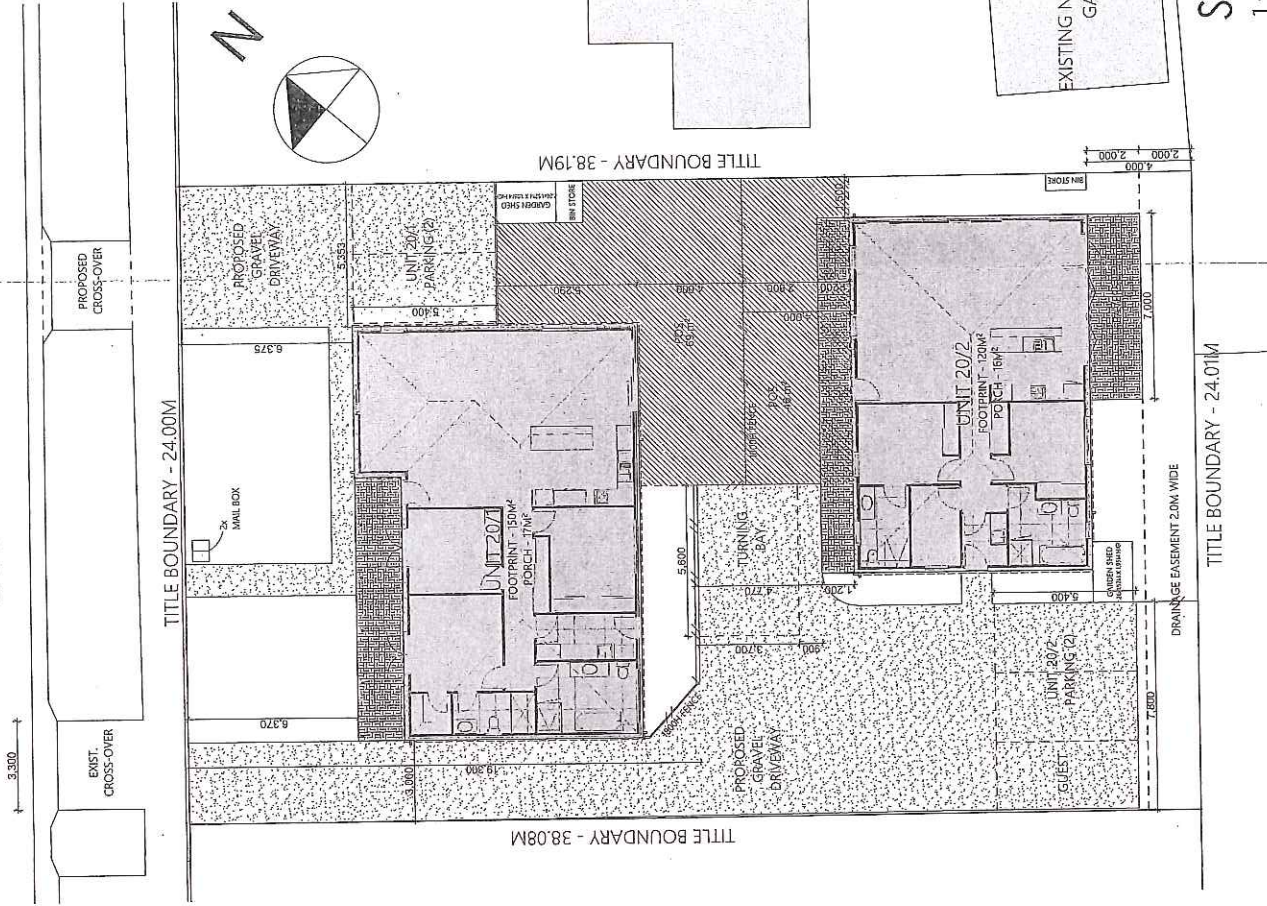
CAMBOCK LANE WEST

1-130

EXISTING

SITE PLAN

1:200



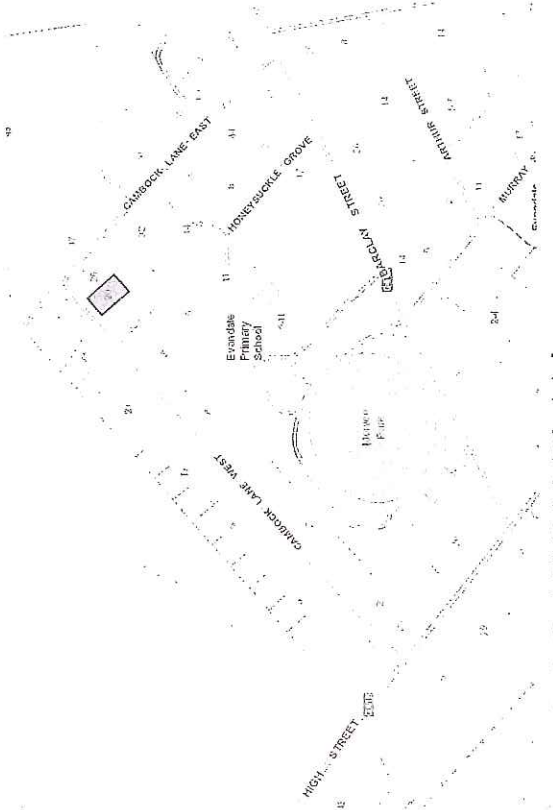
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER
R1	30/04/2018	FOR D.A.	DRAWN	L.S.	CMBC20
R2	20/06/2018	F.I.R.	CHECKED	M.L.	2/19
					SCALE (@A3) 1:200

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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.

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

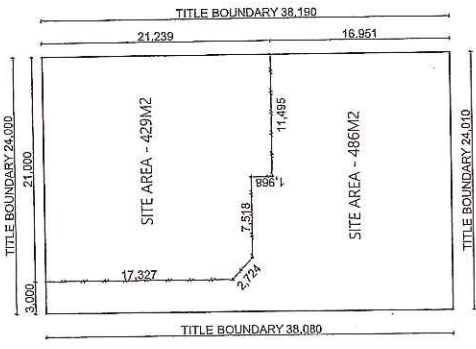
SIGNATURE: _____
DATE: _____

SIGNATURE: _____
DATE: _____



LOCATION PLAN
N.T.S.

IMPERVIOUS AREAS
TOTAL SITE AREA: 915m²
UNIT 1: 167m² (INC. PORCH)
UNIT 2: 136m² (INC. PORCH)
PAVED AREA: 14m²
GRAVEL DRIVEWAYS: 288m²
NON-IMPERVIOUS: 324m²



TITLE PLAN
1:500

Client/s:
PETER AND ANNE ROUTLEY

Site Address:
20 CAMBOCK LANE WEST,
EVANDALE TAS 7312

MITCHELL LLOYD
ACC # CC6320
ABN. 71 615 812 747
PH. 6344 7319
E. mitch@designtolive.com.au

DESIGN

Our ref: 200700.26; P18-117; Design to Live
 Enquiries: Erin Boer



**NORTHERN
 MIDLANDS
 COUNCIL**

31st May 2018

Design to Live
 PO Box 464
 KINGS MEADOWS 7249
 By email: lyndon@designtolive.com.au

Dear Mr Stubbs

Additional Information Required for Planning Application P18-117 - Multiple Dwellings x2 at 20 Cambock Lane, Evandale

I refer to the abovementioned application, which has been further reviewed by Council's planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- **Area of impervious surface**
Please show the area of impervious surfaces to demonstrate compliance with clause 10.4.3 A1 (c).
- **Shadow diagrams**
Please provide shadow diagrams to demonstrate compliance with clause 10.4.2 A2 (d).
- **Fence heights**
Please include the heights of proposed fences on the site or landscape plan, noting that bedroom 3 of unit 1 will need to be screened to a height of at least 1.7m in accordance with clause 10.4.6 A3 (b) (i).
- **Location of common property**
Please show the location of common property to demonstrate compliance with clause 10.4.10 A1.
- **Remove/relocate garden shed from easement**
No buildings should be shown within the drainage easement.
- **Car Parking forward of building line**
Council Officers have concerns about the development's compliance with performance criteria P1 of clause E6.7.2 of the planning scheme. In addition to the concern regarding the visual impact of parking forward of the building line and extra wide crossover, the location of the carparking will effectively prohibit this unit from being provided with undercover parking into the future, due to the setback requirements of garages/carports. A re-design of the car parking location for unit 1 is suggested.
- **GM signature**
Due to works being proposed within Council's road reserve, the application must be signed by Council's General Manager. Council Officers can arrange this on your behalf once the abovementioned further information requirements are satisfied.

P.O. Box 156
 Longford 7301

Telephone (03) 6397 7303
 Facsimile (03) 6397 7331
www.northernmidlands.tas.gov.au

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority.

Correspondence, if emailed, must be sent to Planning@nmc.tas.gov.au and referenced with the planning application number P18-117. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely



Erin Boer

Urban & Regional Planner

Copy: P & A Routley

By email: evandaleestate@bigpond.com

Note: Due to privacy laws, Council officers only hold discussions with applicants (eg when an applicant is acting as the owner's agent, all enquiries must be directed through the applicant).

P.O. Box 156
Longford 7301

Telephone (03) 6397 7303
Facsimile (03) 6397 7331
www.northernmidlands.tas.gov.au



Mail: P.O. Box 464, Kings Meadows 7249
A.B.N: 71 615 812 747
Phone: 6344 7319
Email: mitch@designtolive.com.au

20/06/2018

DA Further Information Request Letter.

Applicant: Design To Live Pty Ltd.

Development: Proposed Multiple Dwellings.

Owner: Peter and Anne Routley

Address: 20 Cambock Lane West, Evandale, 7212.

Zone: General Residential

Please find bellow further information for the proposed Development at 20 Cambock Lane West, Evandale.

10.4.3 Site coverage and private open space for all dwellings

A1 – Complies with Acceptable Solution, for a 915m² block, the proposed units have a combined footprint of 303m²m (33%) and each unit has more than 60m² of total private open space. The development includes 324m² (35%) of site area free from impervious surfaces.

A2 – Complies with Acceptable Solution, each dwelling has over 24m² of private open space with a minimum dimension of 4m that is accessible off a living space. Unit 1's private open space has plenty an NE aspect and Unit 2 is located to the NW of the building. There are no designated private open spaces in the frontage of the property, nor is the private open space used for vehicle access or parking. The property is flat and no private open spaces are steeper than 1 in 10.

Regards,
Mitch Lloyd (B.EvnDes, M.Arch)

(Acc # CC6320)

Our ref: 200700.26; P18-117; Design to Live
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

27-06-2018

Design to Live
PO Box 464
KINGS MEADOWS 7249
By email: lyndon@designtolive.com.au

Dear Mr Stubbs

Additional Information Required for Planning Application P18-117 - Multiple Dwellings x2 (vary north facing windows & parking surface) at 20 Cambock Lane, Evandale

I refer to the abovementioned application and further information supplied in response to the further information request on the 31st May 2018, which has been reviewed by Council's planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- **Traffic Impact Assessment**

Due to the additional access now proposed, a Traffic Impact Assessment is required to demonstrate compliance with Performance Criteria P1 of clause E4.7.2 and satisfy the requirements of clause E4.5.1.

- **Relocated Site Services**

Common site services or services allocated to a unit must not be located within an area allocated to another unit (ie. the mail box for unit 2 cannot be located within the site area dedicated to unit 1).

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority.

Correspondence, if emailed, must be sent to Planning@nmc.tas.gov.au and referenced with the planning application number P18-117. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely



Erin Boer
URBAN & REGIONAL PLANNER

P.O. Box 156
Longford 7301

Telephone (03) 6397 7303
Facsimile (03) 6397 7331
www.northernmidlands.tas.gov.au

Our ref: 200700.26; **PLN-18-117-01** Design to Live
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

14/08/2018

Design to Live
PO BOX 464
KINGS MEADOWS 7249
via email: lyndon@designtolive.com.au

Dear Mr Stubbs

Additional Information Required for Planning Application PLN18-117 - Multiple Dwellings x2 (vary north facing windows & parking surface) at 20 Cambock, Evandale

I refer to the abovementioned application, which is currently on public exhibition and was referred to TasWater (the water and sewer authority). They have requested additional information (see attached RAI). If you have any queries, please contact TasWater's Development Co-ordinator directly:

☎ 13 6992

✉ development@taswater.com.au

The information requested must be provided to Council for forwarding to TasWater (preferably by email to Planning@nmc.tas.gov.au).

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to Planning@nmc.tas.gov.au and referenced with the planning application number PLN18-117. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely



Rosemary Jones
Administration Officer

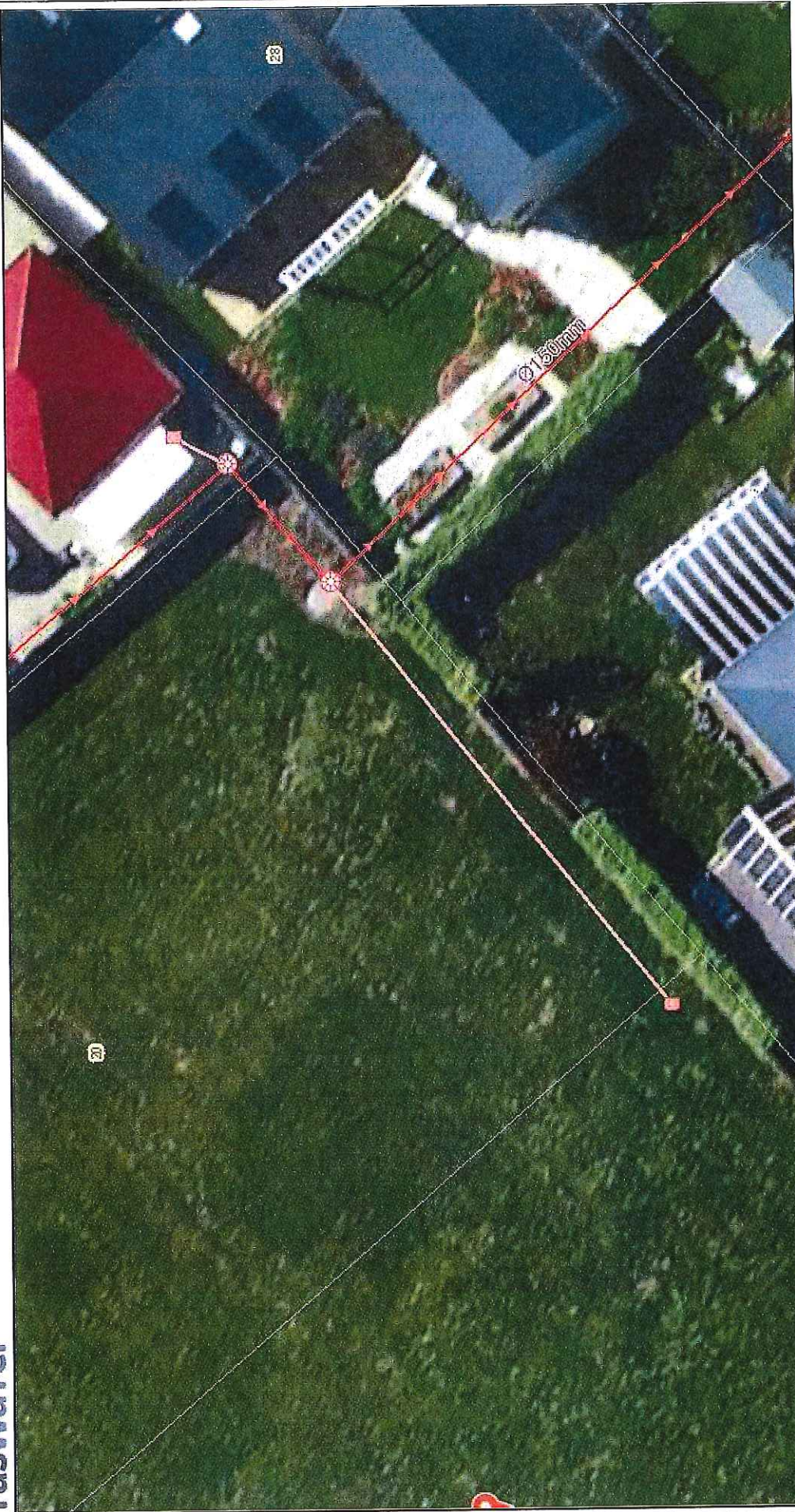
Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-18-117	Application date	07/08/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01294-NMC	Date of response	13/08/2018
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	20 Cambock Lane, EVANDALE	Property ID (PID)	2205528
Description of development	Multiple dwellings	Stage No.	
Additional information required			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> Please provide an amended 'External Services' plan which shows the location of the property sewer connection. Our records indicate that the property sewer connection is from the existing manhole within the property. The infrastructure in the 2m drainage easement to the east of this manhole, is a property connection for number 18 Cambock Lane. Please refer to attached TasWater infrastructure plan. <i>The location of the infrastructure shown on the plan is indicative and must be field verified to determine accuracy.</i> 			
Advice			
<p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <p>A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.</p> <ul style="list-style-type: none"> A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies TasWater will locate residential water stop taps free of charge Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council. <p>To view our assets, all you need to do is follow these steps:</p> <ol style="list-style-type: none"> 1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map 2) Click 'Layers' 3) Click 'Add Layer' 			

13/8/2018

Infrastructure Plan



- TasWater Infrastructure**
- Water Reticulation Main
 - R Stormwater Rising Main
 - Stormwater Gravity Reticulation Main
 - Sewer Pressure Reticulation Main
 - R - Sewer Rising Main
 - Sewer Gravity Reticulation Main
 - Recycled Water Distribution Main

- Private Infrastructure**
- Water Mains - Private
 - Stormwater Gravity Main - Private
 - Sewer Pressurised Mains - Private
 - Sewer Gravity Mains - Private
 - Recycled Water Mains - Private

- Abandoned Infrastructure**
- Water Abandoned Line
 - Sewer Abandoned Line
 - Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

1: 193



Infrastructure Plan

13/8/2018



- TasWater Infrastructure**
- Water Reticulation Main
 - Stormwater Rising Main
 - Stormwater Gravity Reticulation Main
 - Sewer Pressure Reticulation Main
 - Sewer Rising Main
 - Sewer Gravity Reticulation Main
 - Recycled Water Distribution Main

- Private Infrastructure**
- Water Mains - Private
 - Stormwater Gravity Main - Private
 - Sewer Pressurised Mains - Private
 - Sewer Gravity Mains - Private
 - Recycled Water Mains - Private

- Abandoned Infrastructure**
- Water Abandoned Line
 - Sewer Abandoned Line
 - Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.



TASMANIAN LAND TITLES OFFICE

Notification of Agreement
under the

Land Use Planning and Approvals Act 1993
(Section 71)



C469866

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
106775	1		

REGISTERED PROPRIETOR:
VON STIEGLITZ PASTORAL COMPANY PTY. LTD.

PLANNING AUTHORITY:
NORTHERN MIDLANDS COUNCIL

Dated this FOURTEENTH day of MAY 2003

~~XXXXXXXXXX~~ HARRY GALEA (Acting General Manager)

of NORTHERN MIDLANDS COUNCIL

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED

18 JUN 2003

Version *Alice Kawa*

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

LUA

Stamp Duty

I, ~~Harry Galea~~ for Northern Midlands Council do hereby certify that this is a true copy of the Part 5 Agreement executed by the parties.

DATED :

SIGNED:

Land Use Planning & Approvals Act 1993

PART 5 AGREEMENT

This Deed is made the ^{5th} day of ^{May} 2003

PARTIES

NORTHERN MIDLANDS COUNCIL of Smith Street, Longford in Tasmania (the Council)

and

THE PERSON OR PERSONS DESCRIBED AT ITEM 1 OF THE SCHEDULE (the Owner)

RECITALS

1. The Owner is the owner of all that land described at item 2 of the schedule (the land).
2. The land is within the area subject to the provisions of the Northern Midlands Planning Scheme 1995 (the Planning Scheme).
3. The Owner has made application to the Council to develop and use the land for a twelve lot subdivision (the application)
4. On the 30th August, 2003 the Council issued a permit in respect of the application, being Permit 27/008/282 (the permit).
5. Condition No. 2 of the permit requires that this agreement be entered into.

OPERATIVE PART

The parties agree and covenant as follows:

1. Interpretation & Definitions

1.1 Definitions

In this agreement unless the contrary intention appears:

“Act” is the Land Use Planning & Approvals Act 1993.

“Permit” is the permit described in recital 4.

“Land” means the land described in item 2 of the schedule.

"Planning Scheme" is the Northern Midlands Planning Scheme 1995 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act.

"Lot" is a block of land created by subdivision of the land of which it was part.

"The Miscellaneous Act" is the Local Government (Building & Miscellaneous Provisions) Act 1993

"The application" is the application referred to in recital 3.

"The approved plans" means the plan or plans of subdivision approved by the permit.

"A final plan of subdivision" in respect of the land means a plan or plans for:

- (a) The subdivision of all of the land;
- (b) The subdivision of any stage of the land; or
- (c) The subdivision of any combination of stages of the land;

Within the meaning of division 3 of Part 3 of the Miscellaneous Act which is lodged with the Council pursuant to section 88 of that Act.

"Mortgagee" includes a reference to any encumbrancee or any other person which has a registered interest in the land.

1.2 Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the Owner includes its assignees and any person bound by the covenants in it as provided for in section 79 of the Act;
- (c) A reference to this agreement in another instrument is a reference to this agreement as amended, varied, novated or substituted from time to time
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time.
- (e) A reference to a person or party includes that person's executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person.

- (f) Words and expressions used both in this agreement and in the Act, the Local Government Act 1993 or the Miscellaneous Act have the same meanings as they have in those Acts.
- (g) Words and expressions used both in this agreement and in the planning scheme have the same meanings as they have in the planning scheme.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2. Objective and Function of this Agreement

- 2.1 Without limiting any operation or effect which this agreement otherwise has, the Council and the Owner acknowledge that the agreement is made under Part 5 of the Act (and in particular section 71) with the intent that the burden of the Owner's covenants run with the land as provided for by section 79 of the Act.
- 2.2 The parties enter this agreement:
 - (a) To give effect to the permit;
 - (b) To provide for the matters set out in section 72(2) of the Act; and
 - (c) To ensure that the infrastructure works are provided to the land and paid for.
- 2.3 This agreement must be registered pursuant to section 78 of the Act in respect of the land and each lot created by subdivision of the land.

3. Obligations of the Owner

- 3.1 The Owner shall allocate and provide on the balance land a public purposes reserve having a minimum area of 4700m² with such public purposes reserve to be approved by the Council.
- 3.2 The Owner shall ensure that all development carried out on Lots 1 to 12 (both inclusive) as shown on the approved plan complies in all respects with the requirements of item 3 of the Schedule to this Agreement which is generally in accordance with Cambock Lane Development Guidelines.

4. Other Obligations of the Owner

The Owner must:

- 4.1 Permit registration of this deed of agreement in accordance with section 78 of the Act and pay the costs of registering it.

4.2 Secure the consent of any mortgagee or encumbrancee to the registration of this deed of agreement within 14 days of the date of this agreement.

4.3 Pay the Council's legal costs, as between solicitor and own client, of the negotiation, preparation, finalisation and registration of this agreement.

5. Council Obligations

5.1 The Council is not obliged to perform the provisions of this agreement if the Owner is in breach of it or the permit at the time that performance by the Council is due.

6. Relationship between the Parties

6.1 Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and the Owner.

7. Proper Law

7.1 This deed of agreement is governed by the laws of the State of Tasmania and the parties submit to the non exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.

8. Commencement

8.1 This agreement begins immediately upon execution by the parties.

9. Other Documents

9.1 This agreement is to be read in conjunction with the permit and any plans submitted to an approved by the Council in relation to the permit or the subdivision of the land.

10 Termination

10.1 This agreement will end upon the consolidation of Lots 1 and 2 on the approved plans into a single title or on the adoption by the Council of the common driveway on the land as a public road, whichever shall occur first.

10.2 The Council may terminate this agreement by notice in writing to the Owner if:

- (a) The Owner breaches it;
- (b) The consent required by a mortgagee is not provided;
- (c) The Owner fails to comply with the permit or the amended permit;
- (d) The Owner fails to comply with the planning scheme, the Act or the Miscellaneous Act in respect of the use or development of the land; or

(e) This agreement is not registered pursuant to the provisions of the Land Titles Act 1980.

10.3 This agreement also terminates as provided for in the Act.

11 Reading Down and Severability

11.1 If a provision of this agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

12. Council's Costs

12.1 The Owner must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this agreement and anything done before or after this agreement for the enforcement of any obligation imposed upon the Owner under it.

13. Change to Plans of Subdivision

13.1 In the event that there is an amendment or revision of a plan of subdivision in respect of the land approved by the Council or required by the Recorder of Titles pursuant to the provisions of the Land Titles Act 1980, this agreement must be read so as to apply to the plan as amended or revised.

14. Exercise of Powers

14.1 The Council and the Owner expressly acknowledge that any obligation imposed upon the Council under this agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this agreement must be read accordingly.

14.2 In particular, this agreement does not mean the Council must approve any applications for a permit to subdivide, develop and use the land.

15. Further Documents

15.1 The Council and the Owner will do all things and prepare and sign all further documents necessary to give effect to this agreement and to ensure that this agreement is fully carried out.

16. Disclosure of this Agreement

16.1 The Owner must not at any time before or after the registration of this agreement sell, transfer, dispose of or in any way part with possession of the land without first disclosing the existence of and nature of this agreement to the Owner's successors.

17. Alteration to this Agreement

17.1 This agreement may be amended by agreement between the Council and all persons who are bound by any covenant in the agreement.

17.2 If any proposed amendment to this agreement requires a new or any amended permit then that permit or that amended permit (as the case may be) must be obtained before this agreement is amended.

17.3 Despite this clause, the Council may determine that a new agreement is required.

18. Notices

18.1 A notice pursuant to this agreement must be in writing. Notices may be served:

(a) personally by leaving them with the party on whom they are to be served at that party's address stated in clause 18.3; or

(b) by pre-paid post sent to the address stated in clause 18.3; or

(c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in clause 18.3;

18.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party;

(a) if served personally when left at the address of the other party stated in clause 18.3;

(b) when mailed, three business days after being put into the post addressed to such party at that address; and

(c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in clause 18.3.

18.3 The addresses of the parties for service of notices are as follows:

Northern Midlands Council

13 Smith Street, Longford 7301

Phone: 03 6397 7303

Facsimile 03 6397 7331

Owner's details:

Von Stieglitz Pastoral Co. Pty. Ltd.

P.O. Box 1055, Launceston 7250

Phone:

Facsimile:

19. Mortgagee's Consent

- 19.1 A mortgagee of the land (if any) must within 14 days of the execution of this agreement consent to it and agree to be bound by the covenants contained in it in accordance with the mortgagee's consent form endorsed hereon.
- 19.2 A failure of the mortgagee to comply with this clause entitles the Council to terminate this agreement by notice in writing to the Owner.

THE SCHEDULE

Item 1 – Owner

Name: VON STIEGLITZ PASTORAL CO. PTY. LTD.
Address of Owner:

Item 2 – The Land

All that land comprised in Certificate of Title volume 106775 folio 1 of the register situate at Cambock Lane, Evandale in Tasmania.

Item 3 – Development Guidelines

- A Not to erect on any lot any residential building using or having:-
- (i) any exterior material or with outer walls other than masonry brick, rendered Hardie-Tex Base Sheet (known as blue board) or similar product or horizontal sawn cedar board or a combination of those materials
 - (ii) any roofing material or with roofs other than corrugated colorbond from or similar material slate or unglazed terra-cotta tiles; and
 - (iii) windows (excluding kitchen, bathrooms, laundry and lavatory windows in walls other than on the Cambock Lane frontage) which are not less in height than twice their width without the approval of the Northern Midlands Council.
- B Not to erect on any lot any carport garage or outbuilding using:
- (i) any exterior material or with outer walls other than masonry brick, rendered Hardie-Tex Base Sheet (known as blue board) or similar product or horizontal sawn cedar board or a combination of those materials.
 - (ii) Any roofing material or with roofs other than corrugated colorbond from or similar material slate or unglazed terra-cotta tiles; and
- C Not to erect on any lot any residential building carport garage or outbuilding with a single pitch skillion butterfly flat or mansard roof and not to permit the pitch of any roof to be other than between 25 to 35 degrees of horizontal PROVIDED THAT such

restriction shall not apply to verandahs which shall not be constructed with a pitch of other than between 12 to 18 degrees of horizontal.

- D Not to paint any exterior surfaces of any building or structure on any lot other than substantially in accordance with the colour schemes recommended in "Colour schemes for Old Australian Houses" by T. Evans C. Lucas and I. Stapleton, published 1984 without the consent of the Northern Midlands Council.
- E Not to erect on any lot other than single story building PROVIDED THAT this covenant shall not prohibit the erection of a residential building with an attic room or rooms constructed within the pitch of the roof.
- F Not to erect any building on any lot without contemporaneously erecting a fence or planting a hedge on the Cambock Lane boundary of such lot of a design or nature approved by the Northern Midlands Council.
- G Not to construct on any lot a residential dwelling otherwise than facing Cambock Lane.
- H Not to cut down or remove from any lot any living trees without the consent in writing of the Northern Midlands Council

Dated this 13th day of March 2003

EXECUTED AS A DEED

The Common Seal of NORTHERN MIDLANDS COUNCIL was hereunto affixed pursuant to a resolution of the Council passed on the day of 2003 in the presence of:

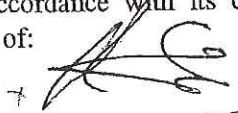
Mayor: *Kino P. Perry*

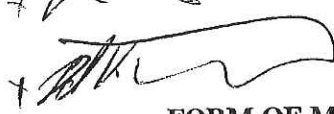
General Manager

[Signature]

THE COMMON SEAL of VON STIEGLITZ PASTORAL CO. PTY. LTD. was hereunto affixed in accordance with its constitution in the presence of:

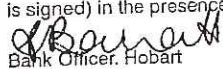


Director: 

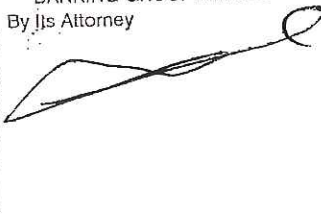
Secretary: 

FORM OF MORTGAGEE CONSENT

Australia and New Zealand Banking Group Limited being the mortgagee pursuant to mortgage registered number B789207 over the land comprised in folio of the register volume 106775 folio 1 consents to and agrees to be bound by the covenants and all other terms and conditions contained in the agreement made between the Northern Midlands Council of the one part Von Stieglitz Pastoral Co. Pty. Ltd.. of the other part pursuant to Part 5 of the Land Use Planning & Approvals Act 1993 arising from planning permit number 27/008/282 dated 30th August 2003 to which this consent is attached.

EXECUTED BY
AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by BEING
Signed by its Attorney,
Stephen Noel Miller
(who hereby certifies that
he has received, no notice
of revocation of POWER
OF ATTORNEY NO. 6817581
under which this instrument
is signed) in the presence of:

Bank Officer, Hobart

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-117	Council notice date	07/08/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01294-NMC	Date of response	20/08/2018
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	20 Cambock Lane, EVANDALE	Property ID (PID)	2205528
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	2/19 Site Plan	R4	14/08/2018
Design to Live	6/19 External Services Plan	R4	14/08/2018
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection/sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



Jason Taylor
 Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

REFERRAL OF DEVELOPMENT APPLICATION PLN-18-117 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 200700.26

Date: 07-Aug-2018

Applicant: Design to Live

Proposal: 139554/6

Location: 20 Cambock, Evandale

W&I referral PLN-18-117-01, 20 Cambock, Evandale

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of the road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09, and to the satisfaction of the Works Manager.

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.

- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

W.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Engineering Officer)

Date: 7/8/18

ATTACHMENT C

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 20 AUG 2018					
GM			MYR		
P&DM			ICHS		
CSM			PLAN		
E&DM			ELD		
WM			ILT		
HR					

The General Manager
PO Box 156
LONGFORD TAS 7301

Date: 20 August 2018

I, Noel Watson wish to make a representation to planning application number:
PLN. 18. 117 on the following grounds:

- Anticlock light & tree will stay in situ?
- Privacy hedge to be erected.
- Concern regarding our light in house & garden
-

Yours sincerely

Noel Watson

Email: NW.CATO.2001@gmail.com
Address: 1, Grove Court, Gwendolo
Contact Number: 0411 728 946

NORTHERN MIDLANDS COUNCIL									
Location									
File No.									
Property									
Attachments									
REC'D 20 AUG 2018									
			A						A
GM				MYR					
P&DM				CRS					
CSM				PLAN					
E&DM				BLD					
WM				HLT					
HR									

The General Manager
 PO Box 156
 LONGFORD TAS 7301

Date: 20 August 2018

I, Dr. Sallyanne Watson wish to make a representation to planning application number: PLN 18.117 on the following grounds:

- What is happening to Antiope Lamp-post? tree - ?
- Please ensure that adequate privacy hedges are established for our privacy.
- How will our light be affected in our home & garden?

Yours sincerely

Dr. Sallyanne Watson,

Email: CATO 2001@GMAIL.COM
 Address: 1, GLOVER COURT, EVANDALE
 Contact Number: 0411 728 946

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 17 AUG 2018					
GM			MYR		
P&DM			CRS		
CSM			PLAN		
E&DM			BLD		
WM			HLT		
HR					

The General Manager
 PO Box 156
 LONGFORD TAS 7301

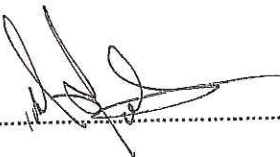
Date: 17 AUGUST 2018

WE, ^{WES} ADRIAN/LEONORA JOBSON wish to make a representation to planning application number:

PLN-18-117-20 on the following grounds:

- EXISTING HERITAGE LAMP POST AND THRIVING TREE LOCATED IN PROPOSED NEW CROSSOVER TO DRIVEWAY.
- CONCERNED ABOUT THE NUMBER OF UNITS BEING BUILT IN THE AREA. 14 UNITS ARE ALREADY BUILT IN CAMBOCK LANE EAST AND WEST.
- CONCERNED THE PLANS ARE NOT INDICATING THE REQUIRED EASEMENT OVER EXISTING STORMWATER AND SEWER MAINS.
-

Yours sincerely

h. jobson


Email: leonoraj@aapt.net.au

Address: 2 CLOVER COURT EVANDALS

Contact Number: 63 91 9050

Rosemary Jones

From: Lyndon Stubbs <Lyndon@designtolive.com.au>
Sent: Monday, 27 August 2018 2:35 PM
To: NMC Planning
Cc: evandaleestate@bigpond.com
Subject: RE: Letter to Applicant, Representations received to Planning Application P18-117, 20 Cambock Lane
Attachments: DESIGN TO LIVE CMBC20 R4.1.pdf; LettertoApplicant-RepsReceived_Mediation.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Sent to ECM

Hi Rosemary, please find attached revised plans to accommodate the proposed crossover missing the existing street light as well as relocating the existing tree at developers cost.

In regards to the question about the number of units, there is no provision in the planning scheme for unit saturation so I assume there is no requirement for me to say any more about that.

In regards to the question about light to neighbouring properties we are within setbacks, so again as we have met the planning scheme there should be no issues. I did notice however, that the southern boundary fence has quite a high fence topper which will create more shadows than our proposed development.

Upon further site inspection all fences are sufficient in providing privacy to neighbouring dwellings, and all proposed fences will be 1800mm high to comply with any privacy issues. Hedges are also not part of the planning scheme.

Lastly, the drainage easement is shown on all 3 relevant plans so there is no concern of interest.

I have signed and attached the time extension letter and I trust the revised plans and my further explanations above will be sufficient.

Regards,

Lyndon Stubbs (B.EvnDes, MArch)
 Graduate Architect - Design To Live

P.63447319

FB. www.facebook.com/designtolivetas



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From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Monday, 27 August 2018 9:32 AM
To: Lyndon Stubbs <Lyndon@designtolive.com.au>