

PLAN 2

PLANNING APPLICATION PLN-18-118-01

18 CAMBOCK, EVANDALE

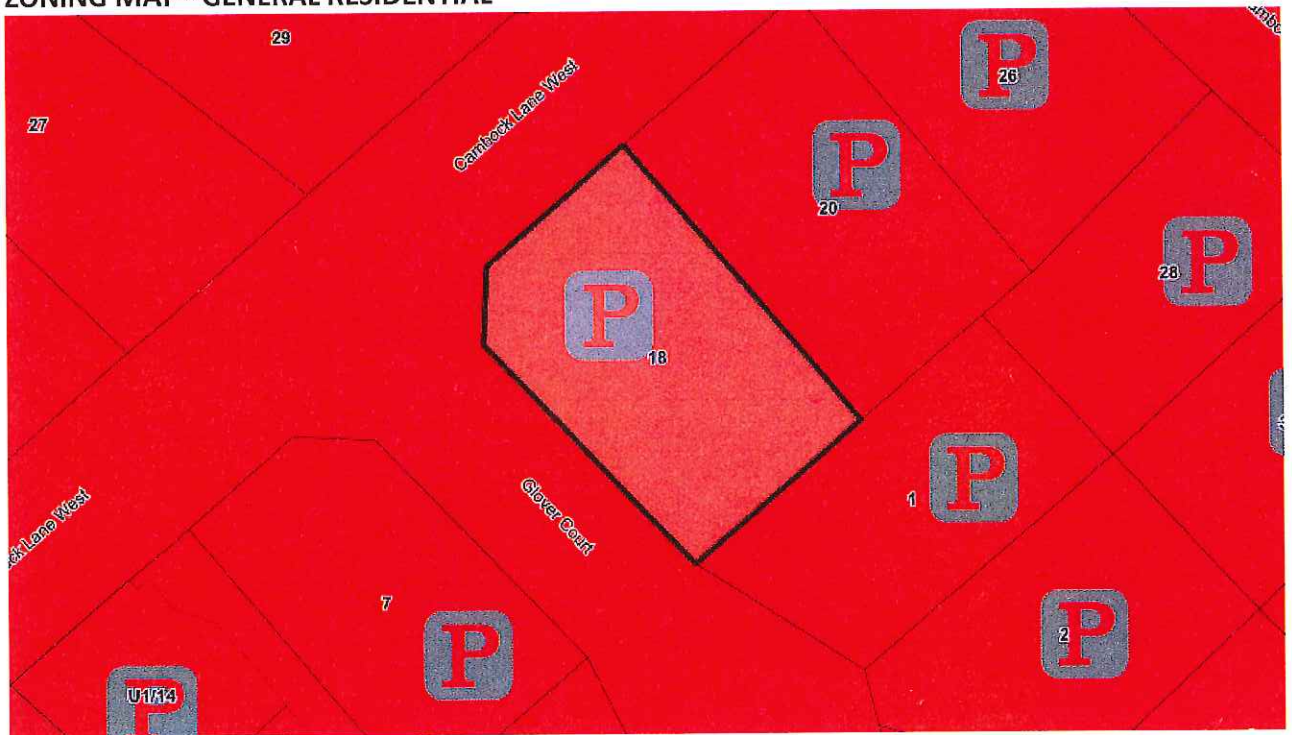
ATTACHMENTS

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

AERIAL PHOTOGRAPH & SERVICES MAP for 18 CAMBOCK LANE, EVANDALE



ZONING MAP - GENERAL RESIDENTIAL



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: 18 Cambock Lane West  
Evandale

CT no: 139554/5

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:

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

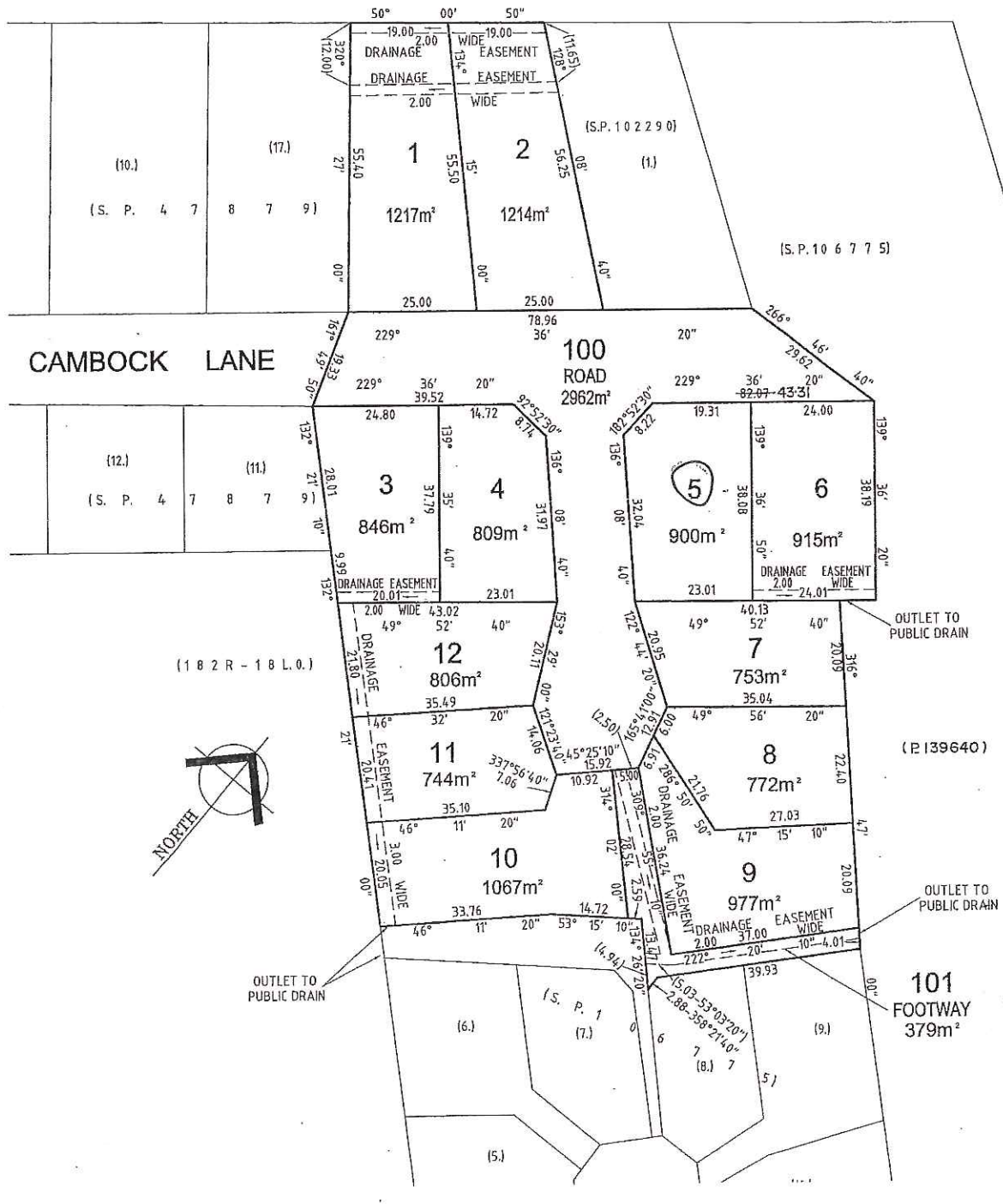
*(attach additional sheets if necessary)*

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

**EXHIBITED**

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

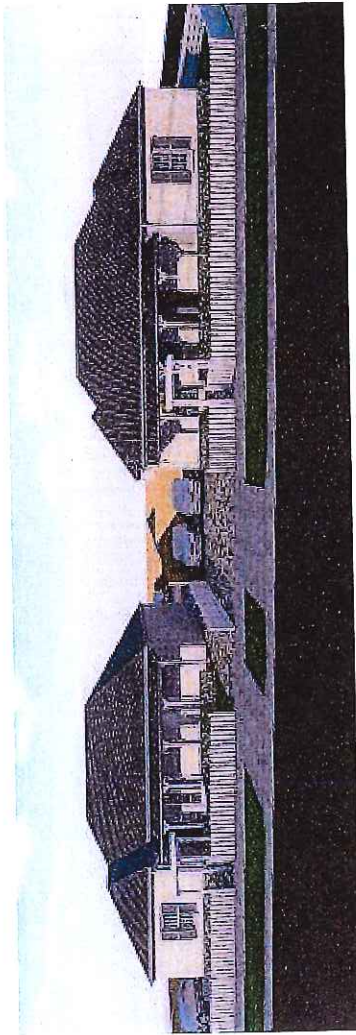
**NEW PLAN**  
(P.1 0 3 4 8 5)



**EXHIBITED**

# PROPOSED MULTIPLE DWELLINGS

18 CAMBOCK LANE WEST,  
EVANDALE TAS, 7212.



| COUNCIL                        | NMC      | ZONE                           | GENERAL RES |
|--------------------------------|----------|--------------------------------|-------------|
| LAND TITLE REFERENCE           | 139554/5 | PROPERTY ID                    | 2205501     |
| UNIT 1 FLOOR (M <sup>2</sup> ) | 150      | UNIT 1 PORCH (M <sup>2</sup> ) | 17          |
| UNIT 1 FLOOR (M <sup>2</sup> ) | 120      | UNIT 1 PORCH (M <sup>2</sup> ) | 16          |
| DESIGN WIND SPEED              | 40M/S    | SOIL CLASSIFICATION            | TBC         |
| LOT SIZE (M <sup>2</sup> )     | 900      | 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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Client/s:  
PETER AND ANNE ROUTLEY  
Site Address:  
18 CAMBOCK LANE WEST,  
EVANDALE TAS 7212

DRAWING  
COVER  
PAGE

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

| DRAWING #          | DRAWING                        |
|--------------------|--------------------------------|
| CMBC18-01          | COVER PAGE <b>AMENDED</b>      |
| CMBC18-02          | SITE PLAN <i>23/6</i>          |
| CMBC18-03          | UNIT 1 GROUND PLAN             |
| CMBC18-04          | UNIT 1 GROUND PLAN             |
| CMBC18-05          | SET OUT PLANS                  |
| CMBC18-06          | EXTERNAL SERVICES              |
| CMBC18-07          | INTERIOR PLUMBINGS             |
| CMBC18-08          | UNIT 1 ELECTRICAL/CEILING PLAN |
| CMBC18-09          | UNIT 1 ELECTRICAL/CEILING PLAN |
| CMBC18-10          | ROOF PLANS                     |
| CMBC18-11          | UNIT 1 ELEVATIONS              |
| CMBC18-12          | UNIT 2 ELEVATIONS              |
| CMBC18-13          | SECTION 13 A                   |
| CMBC18-14          | SECTION 14 A                   |
| CMBC18-15          | DETAILS                        |
| CMBC18-16          | WINDOW AND DOOR SCHEDULES      |
| CMBC18-17          | CONSTRUCTION NOTES 1           |
| CMBC18-18          | CONSTRUCTION NOTES 2           |
| CMBC18-19          | LANDSCAPE PLAN                 |
| CMBC18-20          | SUN STUDY                      |
| <b>ATTACHMENTS</b> |                                |
| 1-162              |                                |

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION FOR CONSTRUCTION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATE CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

PI

| REV. | DATE       | DESCRIPTION | DESIGNER | M.L. | JOB NUMBER  | CMBC18 |
|------|------------|-------------|----------|------|-------------|--------|
| R1   | 30/04/2018 | FOR D.A.    |          |      |             |        |
| R2   | 20/06/2018 | F.I.R.      | DRAWN    | L.S. | DRAWING     | 1/20   |
| R3   | 31/07/2018 | F.I.R.      | CHECKED  | M.L. | SCALE (@A3) | NTS    |
| R4   | 07/08/2018 | F.I.R.      |          |      |             |        |

CAMBOCK LANE WEST

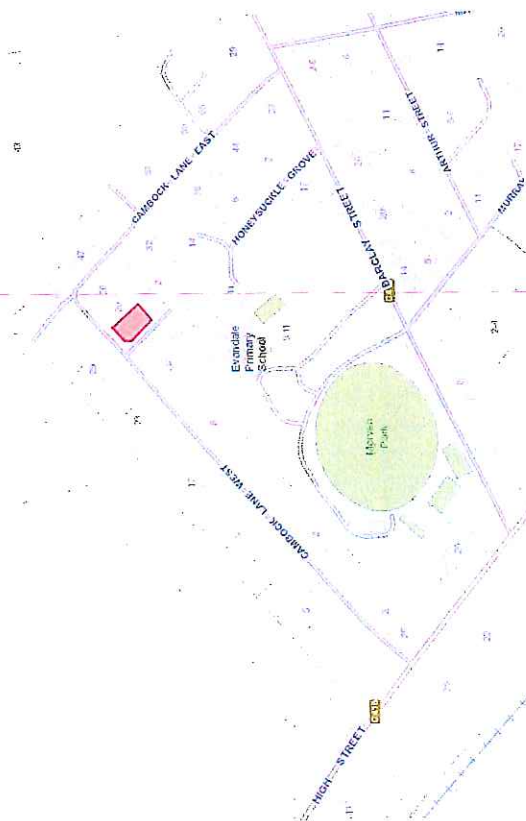
AMENDED  
23/6

1-163



SITE PLAN  
1:200

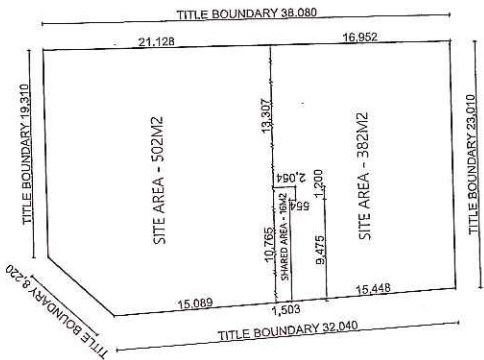
p2



LOCATION PLAN  
N.T.S.

**IMPERVIOUS AREAS**  
 TOTAL SITE AREA: 900m<sup>2</sup>  
 UNIT 1: 167m<sup>2</sup> (INC. PORCH)  
 UNIT 2: 136m<sup>2</sup> (INC. PORCH)  
 GRAVEL DRIVEWAYS: 148m<sup>2</sup>  
 NON-IMPERVIOUS: 449m<sup>2</sup>

GLOVER COURT



TITLE PLAN  
1:500

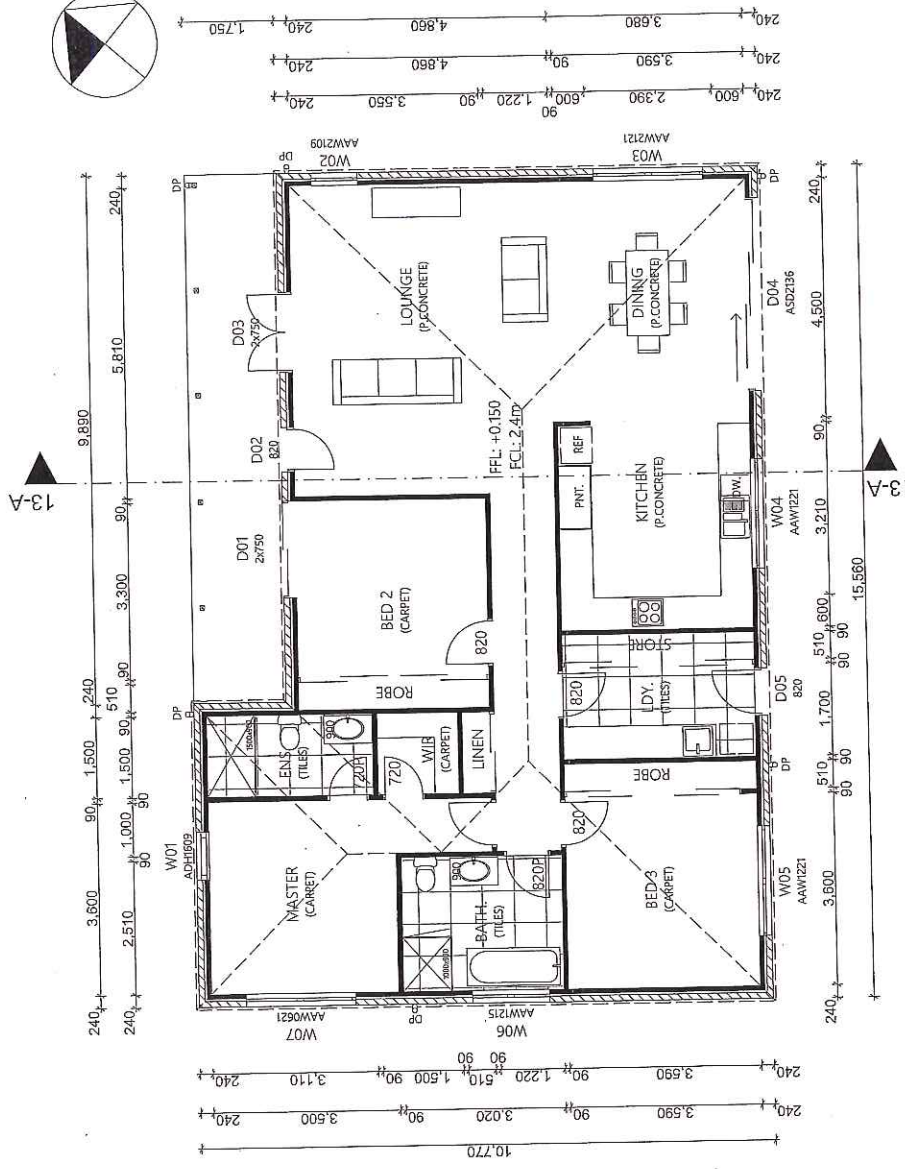
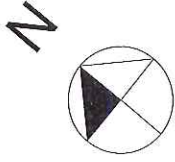
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|---|-------------------------------------|---|---------------------|---|-------------------|---------------------------|-----------------------------------|--|---------------------------------|-------------------------------------|
| <p><b>Client/s:</b><br/>PETER AND ANNE ROUTLEY</p> <p><b>Site Address:</b><br/>18 CAMBOCK LANE WEST,<br/>PUNANALETAC 7019</p> | <p><b>DRAWING</b><br/>SITE PLAN</p> | <p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p> |                     | <p><b>COPYRIGHT:</b><br/>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> |                   | <p><b>REV.</b><br/>R1</p> | <p><b>DATE</b><br/>30/04/2018</p> | <p><b>DESCRIPTION</b><br/>FOR D.A.</p> | <p><b>DESIGNER</b><br/>M.L.</p> | <p><b>JOB NUMBER</b><br/>CMBC18</p> |
|   |                                     | <p><b>SIGNATURE:</b></p>                                      | <p><b>DATE:</b></p> | <p>R2</p>   | <p>20/06/2018</p> | <p>F.I.R.</p>             | <p><b>DRAWN</b><br/>L.S.</p>      | <p><b>DRAWING</b><br/>2/20</p>         |                                 |                                     |
|   |                                     | <p><b>SIGNATURE:</b></p>                                      | <p><b>DATE:</b></p> | <p>R3</p>   | <p>31/07/2018</p> | <p>F.I.R.</p>             | <p><b>CHECKED</b><br/>M.L.</p>    | <p><b>SCALE (@A3)</b><br/>1:200</p>    |                                 |                                     |
|   |                                     | <p><b>SIGNATURE:</b></p>                                      | <p><b>DATE:</b></p> | <p>R4</p>   | <p>07/08/2018</p> | <p>F.I.R.</p>             |                                   |  |                                 |                                     |



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AMENDED  
2/16

1-164

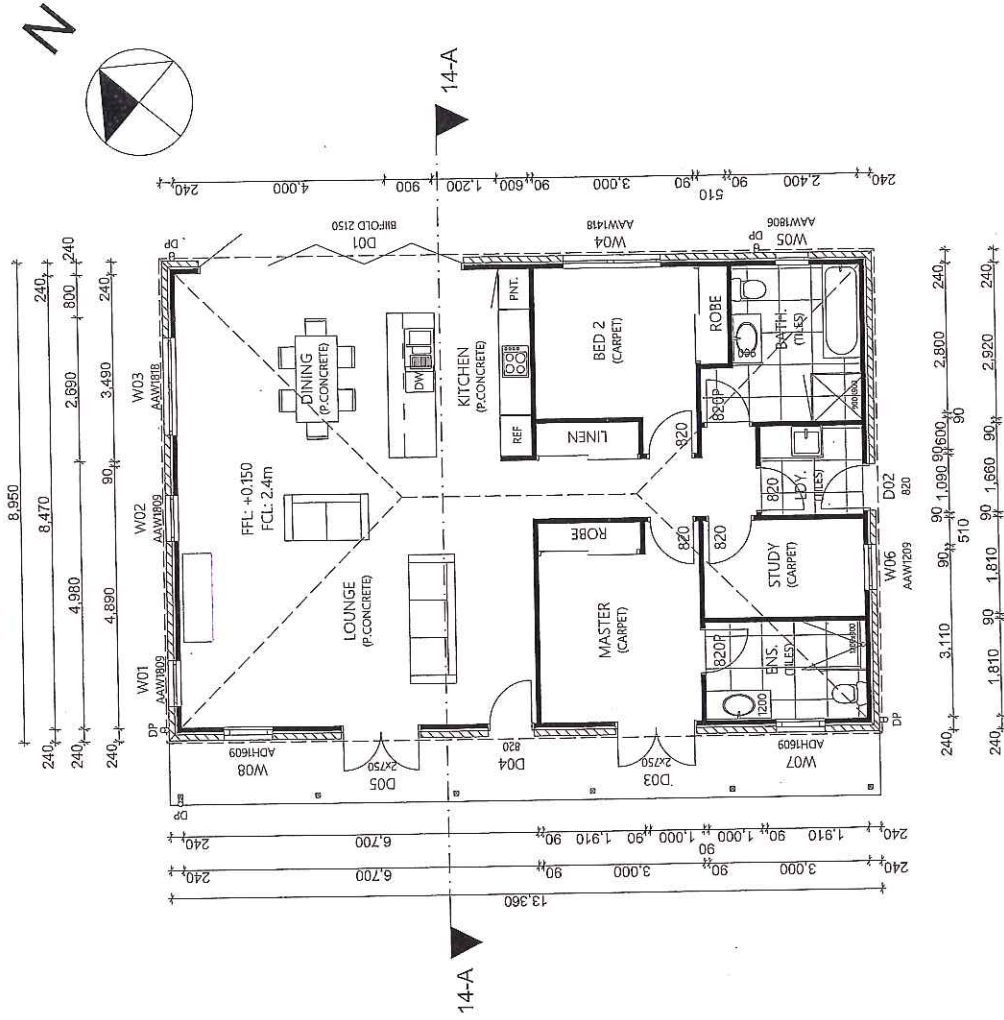


P3

|   |  |   |  |  |                                      |  |   |
|---|--|---|--|--|--------------------------------------|--|---|
| <p><b>Client/s:</b><br/>PETER AND ANNE ROUTLEY</p> <p><b>Site Address:</b><br/>18 CAMBOCK LANE WEST,<br/>MILLERS POINT TAS 7243</p>   | <p><b>DRAWING</b><br/>UNIT 1 GROUND<br/>PLAN</p> | <p><b>DATE:</b> 30/04/2018 FOR D.A.</p> |  | <p><b>DESIGNER</b><br/>DRAWN<br/>CHECKED</p> | <p><b>M.L.</b><br/>L.S.<br/>M.L.</p> | <p><b>JOB NUMBER</b><br/>DRAWING<br/>SCALE (@A3)</p> | <p><b>CMBCTE</b><br/>3/20<br/>1:100</p> |
|   |  | <p><b>DATE:</b> 20/06/2018 F.I.R.</p>   |  |  |                                      |  |   |
|   |  | <p><b>DATE:</b> 31/07/2018 F.I.R.</p>   |  |  |                                      |  |   |
|   |  | <p><b>DATE:</b> 07/08/2018 F.I.R.</p>   |  |  |                                      |  |   |
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| <p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p>   |  |   |  |  |                                      |  |   |
| <p><b>MITCHELL LLOYD</b><br/>ACC # CC6320<br/>ABN: 71 615 812 747<br/>PH: 6344 7319<br/>F: mitch@destantolive.com.au</p>  |  |   |  |  |                                      |  |   |
|   |  |   |  |  |                                      |  |   |

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23/8

1-165



p4



**DESIGN**  
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**Client/s:**  
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**Site Address:**  
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EVANRAI ETAS 7212

**DRAWING**  
UNIT 2 GROUND  
PLAN

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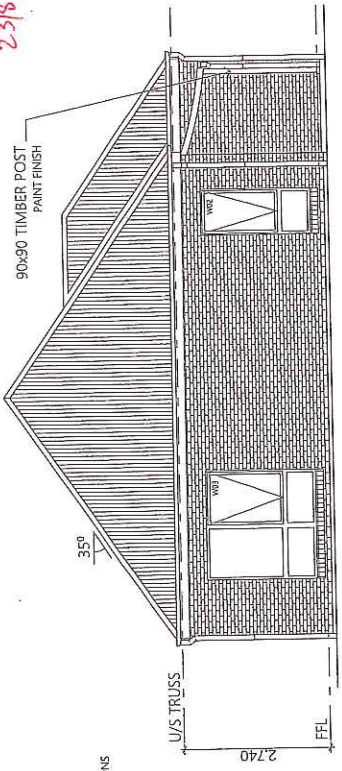
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| R1   | 30/04/2018 | FOR D.A.    | DRAWN    |      | CMBC18     |
| R2   | 29/06/2018 | F.I.R.      | CHECKED  |      | 4/20       |
| R3   | 31/07/2018 | F.I.R.      |          |      | 1:100      |
| R4   | 07/08/2018 | F.I.R.      |          |      |            |



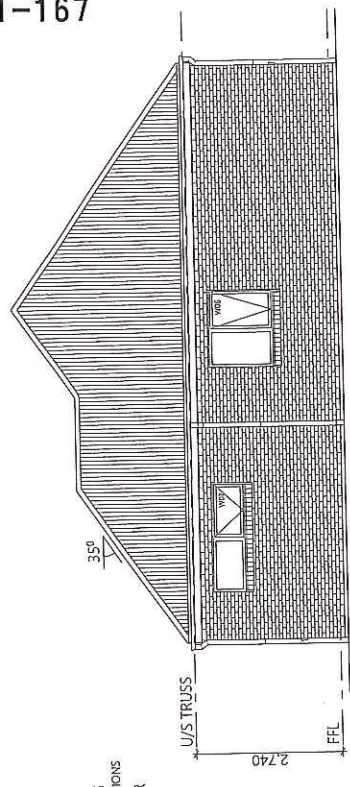


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2-3/18

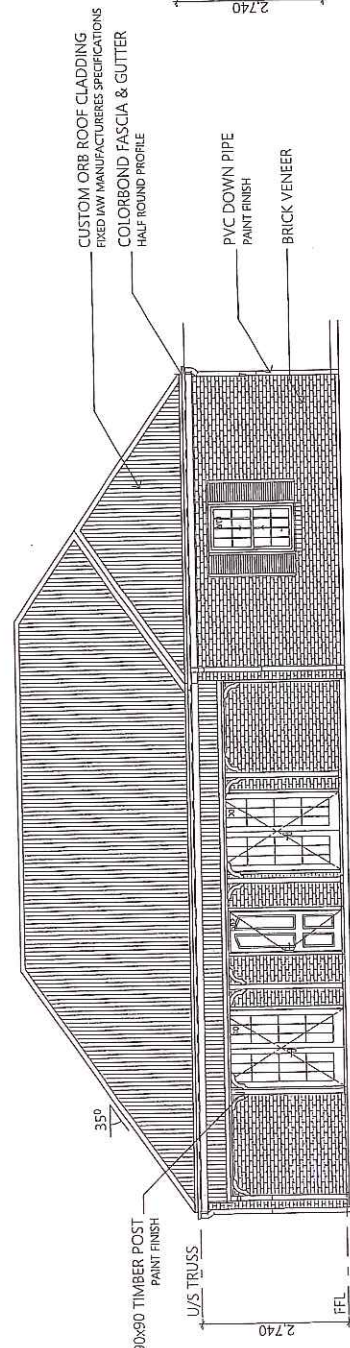
1-167



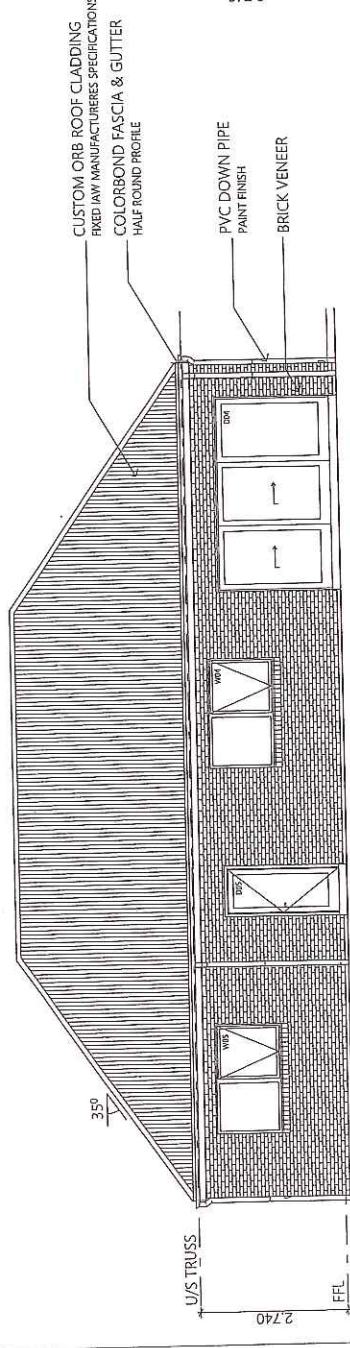
EASTERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION

P6



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Site Address:  
18 CAMBOCK LANE WEST,  
MELBOURNE VIC 3048

DRAWING  
UNIT 1  
ELEVATIONS

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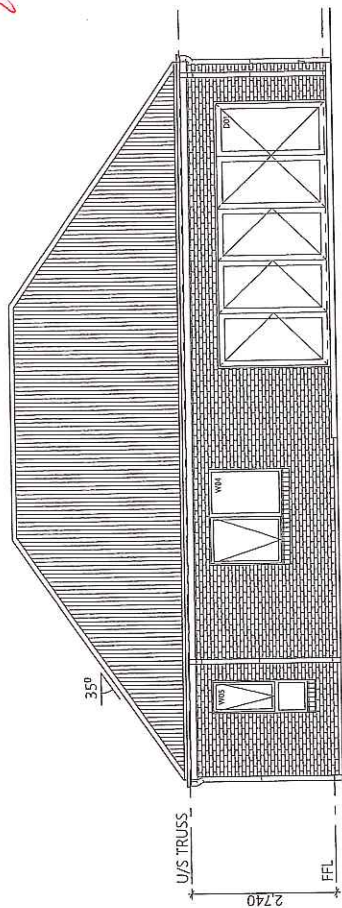
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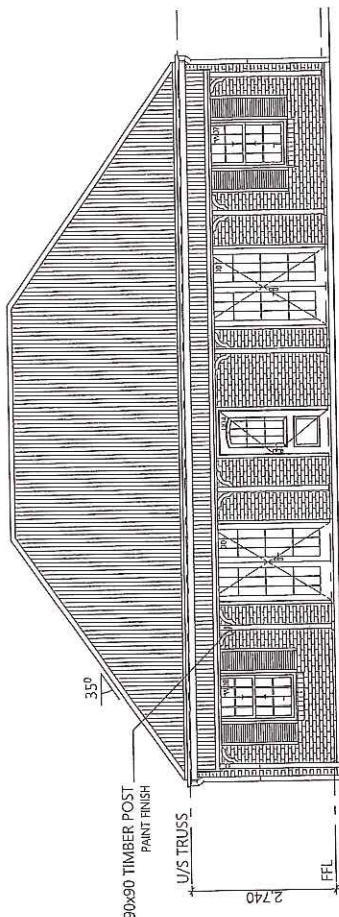
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| R1   | 30/04/2018 | FOR D.A.    | DRAWN    | L.S. | DRAWING     | 11/20  |
| R2   | 20/06/2018 | F.I.R.      | CHECKED  | M.L. | SCALE (@A3) | 1:100  |
| R3   | 31/07/2018 | F.I.R.      |          |      |             |        |
| R4   | 07/08/2018 | F.I.R.      |          |      |             |        |

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23/8

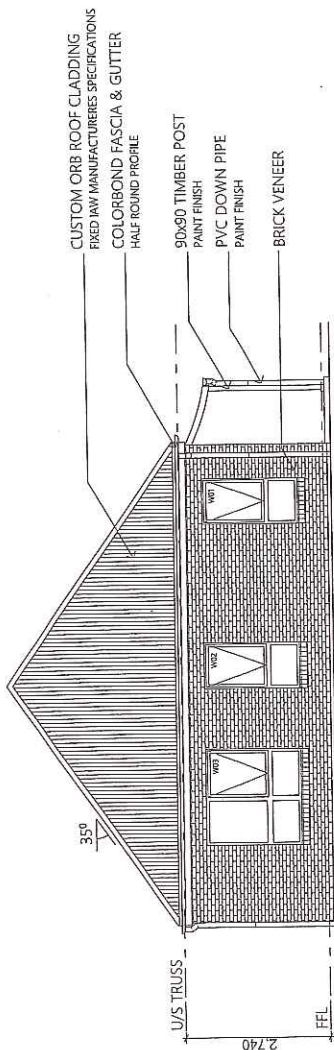
1-168



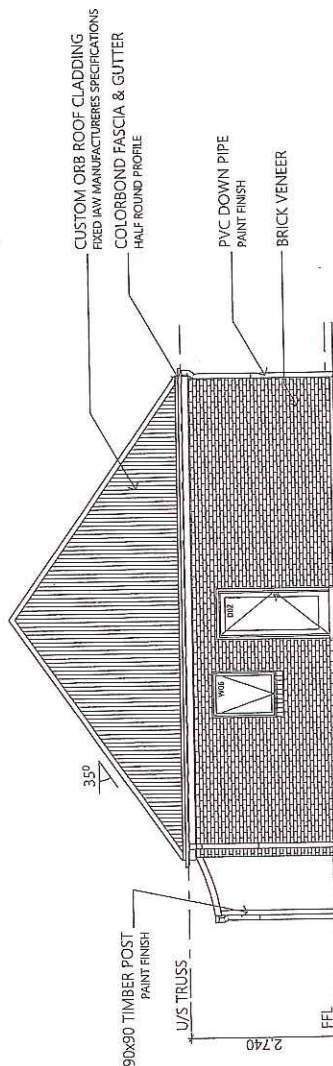
EASTERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION

07



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DRAWING  
UNIT 2  
ELEVATIONS

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| R2   | 20/06/2018 | F.I.R.      | CHECKED  | M.L. | 12/20      |
| R3   | 31/07/2018 | F.I.R.      |          |      | 1:100      |
| R4   | 07/08/2018 | F.I.R.      |          |      |            |

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2-3/18

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CAMBOCK LANE WEST



GLOVER COURT

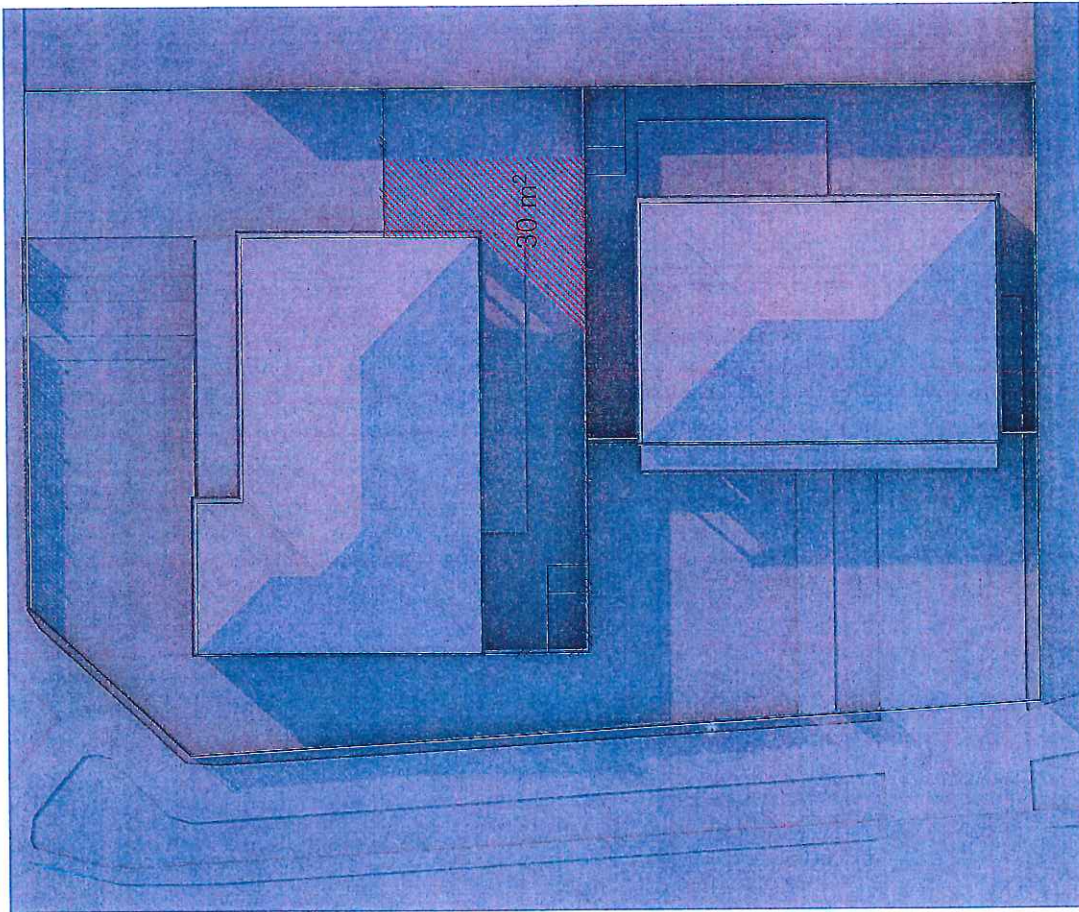
| KEY |   |
|-----|---|
|     | CORDYLINE BANKSII<br>max mature height 2m                                   |
|     | CORDYLINE 'Red Star'<br>Max mature height 2m                                |
|     | Crataegus Monogyna (English Hawthorn)<br>Mature height 5-14m                |
|     | Ligustrum Ovalifolium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

ps

|   |   |                                       |   |  |                              |                    |              |                   |               |
|---|---|---------------------------------------|---|--|------------------------------|--------------------|--------------|-------------------|---------------|
| <p>MITCHELL LLOYD<br/>ACC # CC6320<br/>ABN. 71 615 812 747<br/>PH. 6344 7319<br/>E. mitch@designfolive.com.au</p> | <p>Client/s:<br/>PETER AND ANNE ROUTLEY</p> | <p>DRAWING<br/>LANDSCAPE<br/>PLAN</p> | <p>1/WE APPROVE THESE DRAWING TO BE<br/>CORRECT PER CONTRACT.</p> | <p>COPYRIGHT:<br/>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> | <p>REV. DATE DESCRIPTION</p> | <p>DESIGNER</p>    | <p>M.L.</p>  | <p>JOB NUMBER</p> | <p>CMBC18</p> |
|   | <p>Signature:</p>                           | <p>DATE:</p>                          | <p>R1 30/04/2018 FOR D.A.</p>                                     | <p>DRAWN</p>   | <p>L.S.</p>                  | <p>DRAWING</p>     | <p>19/20</p> |                   |               |
|   | <p>Signature:</p>                           | <p>DATE:</p>                          | <p>R2 20/06/2018 F.I.R.</p>                                       | <p>CHECKED</p>   | <p>M.L.</p>                  | <p>SCALE (@A3)</p> | <p>1:200</p> |                   |               |
|   |   |                                       | <p>R3 31/07/2018 F.I.R.</p>                                       |  |                              |                    |              |                   |               |
|   |   | <p>R4 07/08/2018 F.I.R.</p>           |   |  |                              |                    |              |                   |               |

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23/6

1-170



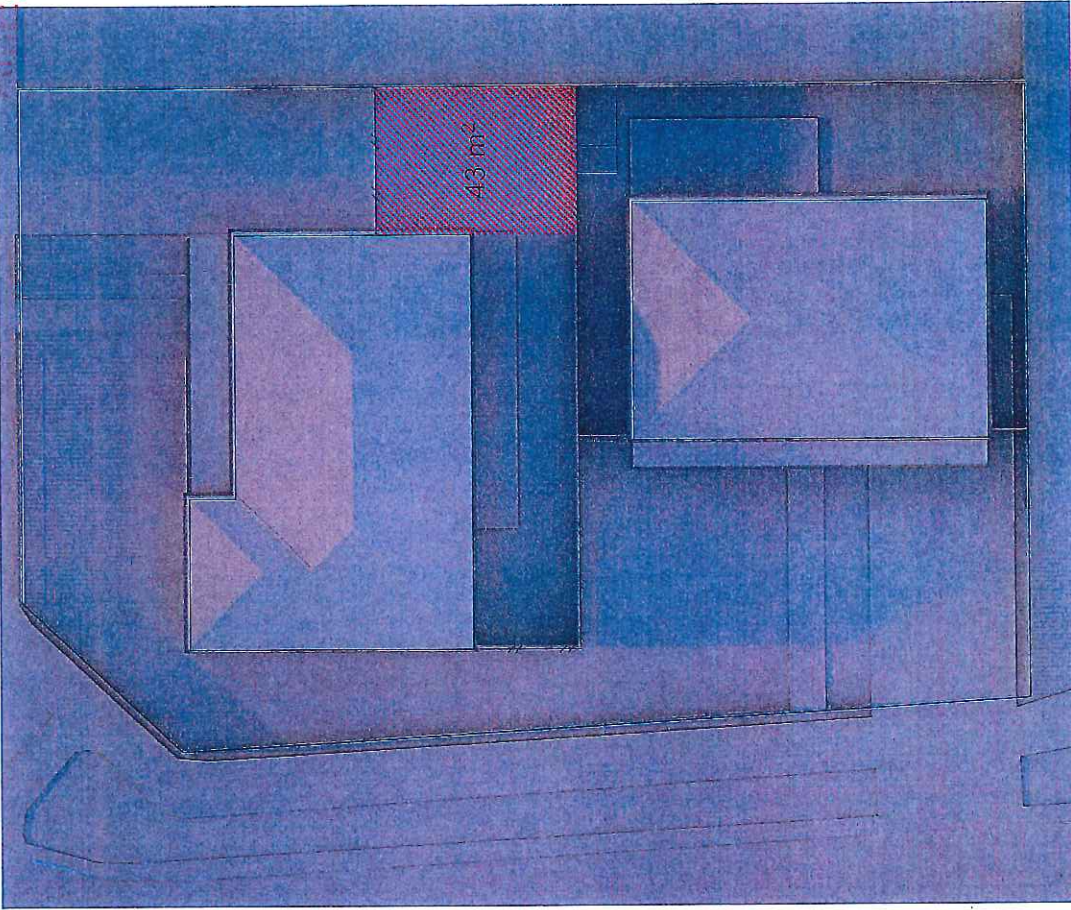
**SUN STUDY**

21<sup>st</sup> JUNE

12.00 MIDDAY



PRIVATE OPEN SPACE  
RECEIVING DIRRECT  
SUNLIGHT



**SUN STUDY**

21<sup>st</sup> JUNE

3.00PM

pg

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**Client/s:**  
PETER AND ANNE ROUTLEY

**Site Address:**  
18 CAMBOCK LANE WEST,  
EVANHIL FTAS 7217

**DRAWING**  
SUN STUDY

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**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

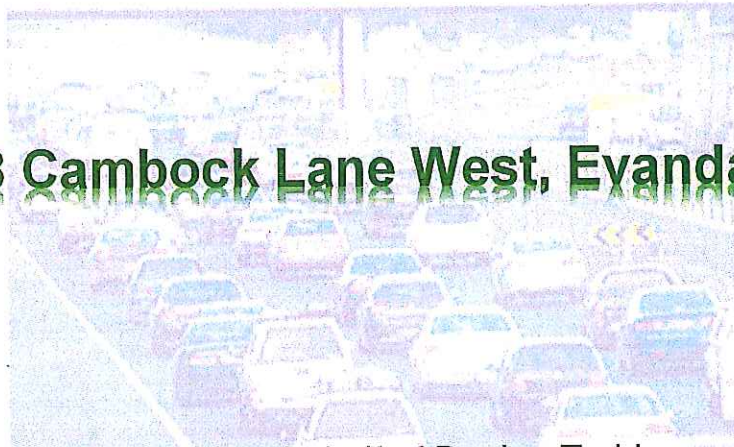
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| R1   | 30/04/2018 | FOR D.A.    |          |      | CMBC18            |
| R2   | 20/06/2018 | F.I.R.      | DRAWN    | L.S. | DRAWING 20/20     |
| R3   | 31/07/2018 | F.I.R.      | CHECKED  | M.L. | SCALE (@A3) 1:200 |
| R4   | 07/08/2018 | F.I.R.      |          |      |                   |



## TRAFFIC IMPACT ASSESSMENT

**18 Cambock Lane West, Eyandale**



Prepared on behalf of Design To Live

30 July 2018

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 - 18 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



# 1 INTRODUCTION

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## 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 E4 and E6 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](http://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

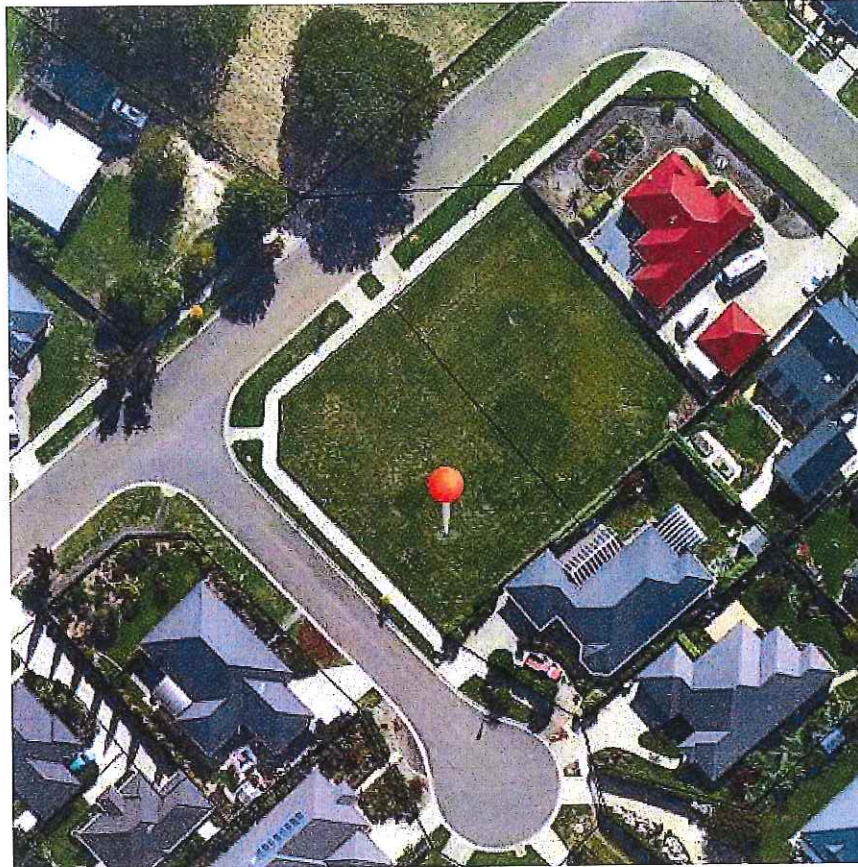
EXHIBITED

## 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 139551/5 (PID: 2205501) 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 and Glover Street, Evandale.



**Figure 2-1 - Site Location**

### 2.1 Existing Conditions

In accessing this TIA, the transport road network system consists of Cambock Lane West and Glover Street. The roads are 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 54.3m left 460m

**EXHIBITED**

Glover Street

Glover Street is a cul-de-sac minor road, sealed and connects to Cambock Lane West. 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 7.2 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 the driveway. This is as follows:

- Driveway 1: right 40m left 30m

Whilst distance to the left ends in a cul-de-sac head and as such exceeds requirements, distance to right is limited by an intersection with Cambock Lane West.

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.

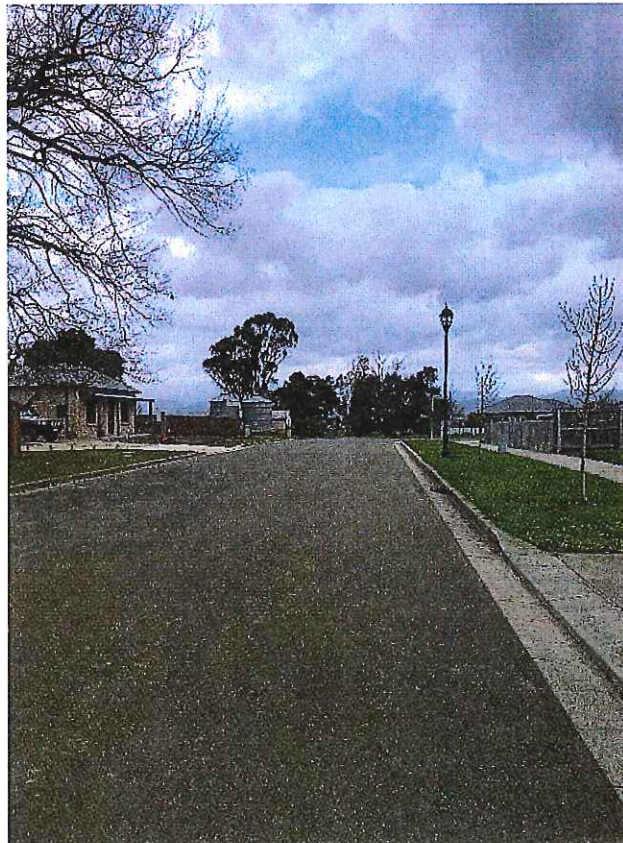
Default speed limit of 50 km/hr applies at this location.

## 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 not 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, the new development is subject to sight distance assessments.

Fig Visual looking north east

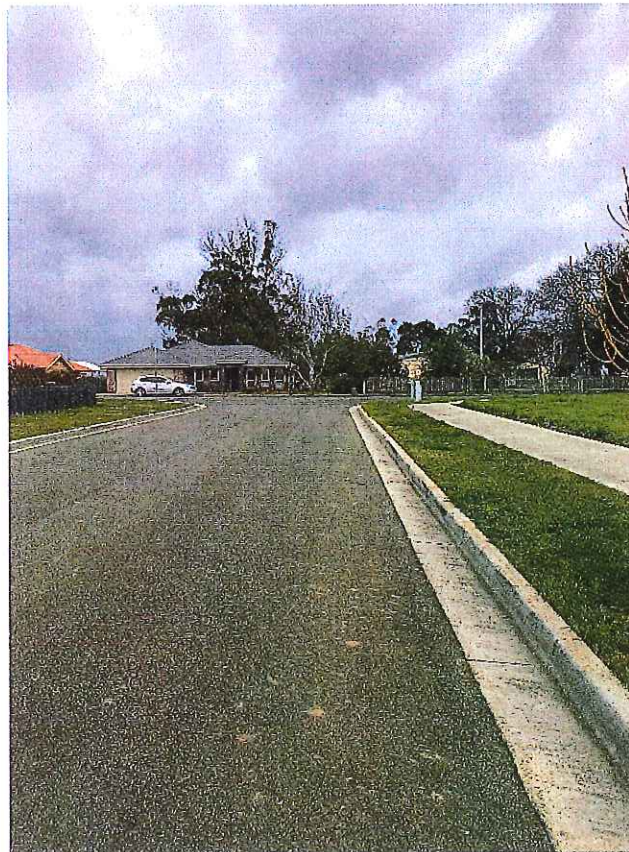


EXHIBITED

Fig Visual looking south west

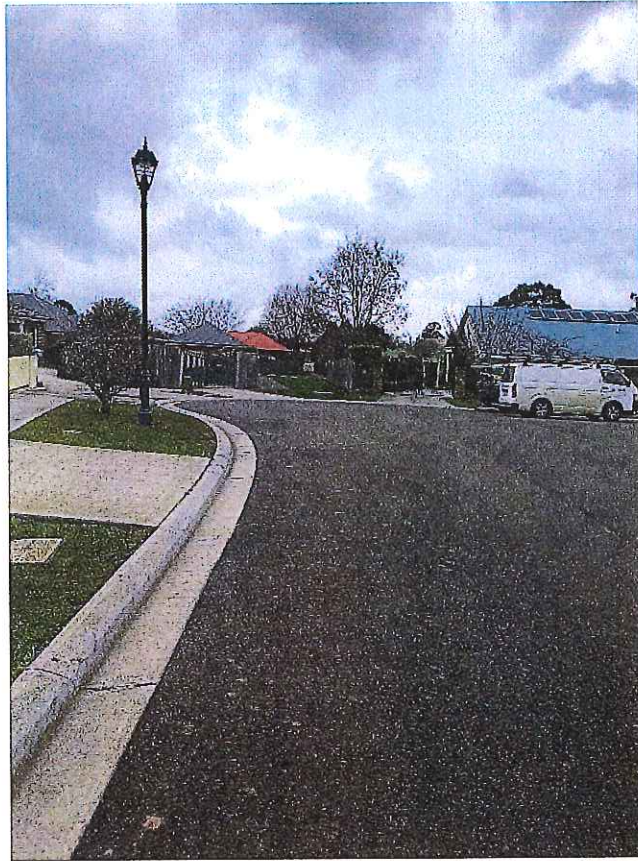


Fig Visual looking north



EXHIBITED

Fig Visual looking south



EXHIBITED

### 3 PROPOSED DEVELOPMENT

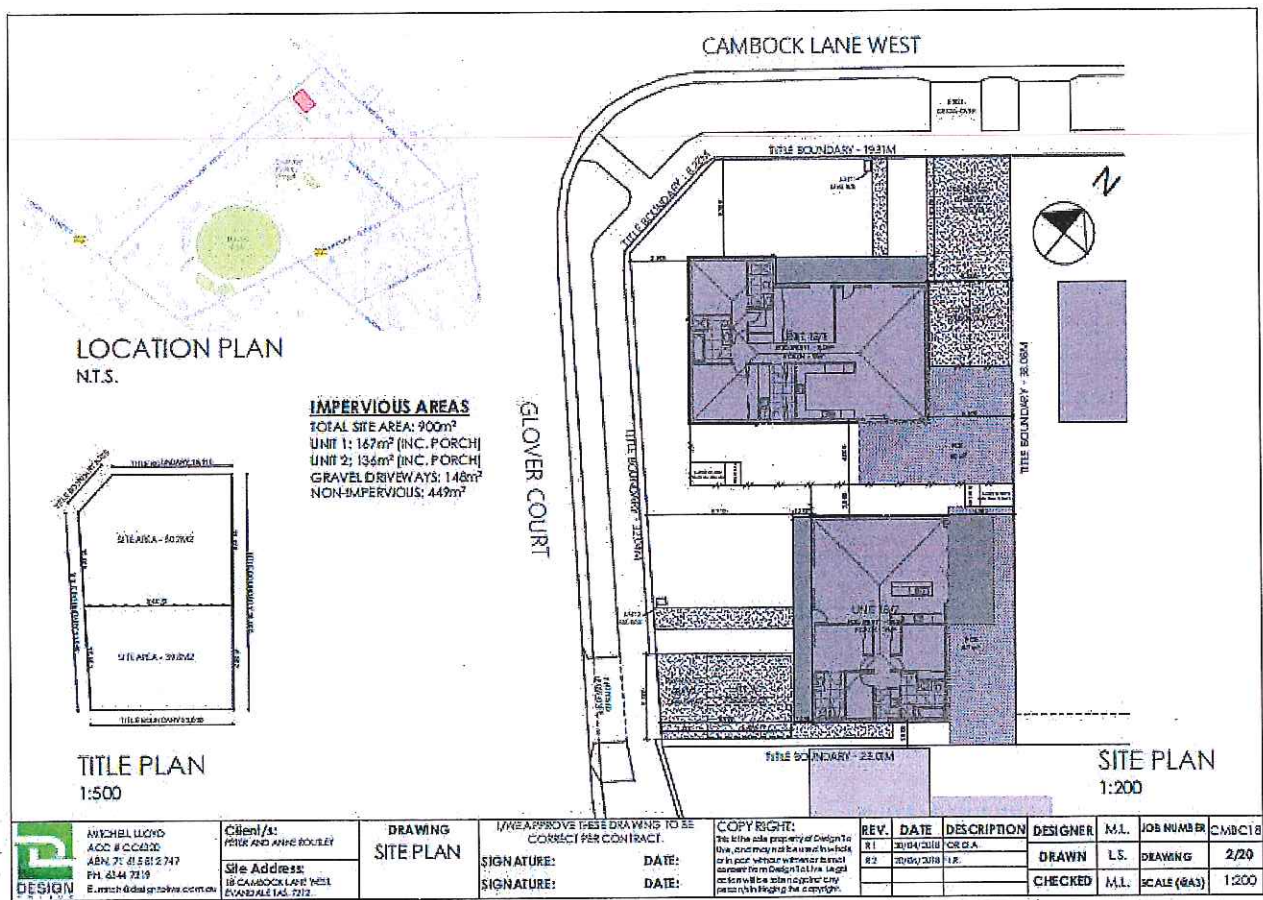
#### 3.1 Development Details

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. This has been confirmed by Councils further information request

EXHIBITED

## 4 TRAFFIC ASSESSMENT

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### 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 access to the property.

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.

### 4.4 Pedestrian and Bicycle Movements

Currently there is a dedicated footpath on Glover Street and 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 AUSTRROADS 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.

### 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

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### 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

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### 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](mailto:mail@rjkconsultants.com.au)**

EXHIBITED

Figure 4-1 Concept Layout Plan

EXHIBITED

Our ref: 200700.27; P18-118; Design to Live  
Enquiries: Erin Boer



**NORTHERN  
MIDLANDS  
COUNCIL**

1<sup>st</sup> June 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 P18-118 - Multiple Dwellings x 2 (vary north facing windows, visitor parking) at 18 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*:

- **Shadow diagrams**

Please provide shadow diagrams to demonstrate compliance with clause 10.4.3 A2 (d) for unit 1.

- **Location of parking in front 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 these units from being provided with undercover parking into the future, due to the setback requirements of garages/carports. A re-design of the car parking locations for these units is suggested.

- **Subdivision V's Strata**

Please be aware of Section 31 (6) of the *Strata Titles Act 1998*, which states:

*(6) A council must refuse an application for a certificate of approval if the council reasonably considers that the proposal is for a subdivision within the meaning of Part 3 of the Local Government (Building and Miscellaneous Provisions) Act 1993.*

This should be considered when providing services to the lot, to allow for future subdivision if required. Strata titling of the units is unlikely to be supported due to the abovementioned section of legislation.

P.O. Box 156  
Longford 7301

Telephone (03) 6397 7303  
Facsimile (03) 6397 7331  
[www.northernmidlands.tas.gov.au](http://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](mailto:Planning@nmc.tas.gov.au) and referenced with the planning application number P18-118. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au).

Yours sincerely



Erin Boer

**Urban & Regional Planner**

Copy: P & A Routley

By email: [evandaleestate@bigpond.com](mailto: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](http://www.northernmidlands.tas.gov.au)

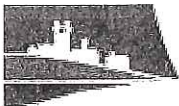
Erin Boer

---

**From:** NMC Planning  
**Sent:** Monday, 4 June 2018 10:46 AM  
**To:** Erin Boer  
**Subject:** FW: Attn Erin Boer - 18 Cambock Lane, Evandale.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Rosemary Jones*



NORTHERN  
MIDLANDS  
COUNCIL

Administration Officer - Community & Development | Northern Midlands Council  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331  
E: [rosemary.jones@nmc.tas.gov.au](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

*T a s m a n i a ' s H i s t o r i c H e a r t*

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

- Monday – between 9:00am and 12:00pm
- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.

---

**From:** Mitchell Lloyd <[mitch@designtolive.com.au](mailto:mitch@designtolive.com.au)>  
**Sent:** Monday, 4 June 2018 9:50 AM  
**To:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>  
**Subject:** Attn Erin Boer - 18 Cambock Lane, Evandale.

Good Morning Erin,

We are working on satisfying the FIR for 18 and 20 Cambock Lane,

We agree that the parking can be better and are modifying the design to put to our client, will wait and see if he is happy with this or to proceed as is.

Everything else is easy enough for us to sort however, the point about subdivision V's Strata was not expected as under the definition of Subdivide in the Building and Miscellaneous Provisions act is 'otherwise than by – (d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998 We create strata development on corner blocks all of the time, can you please explain why this one is different?

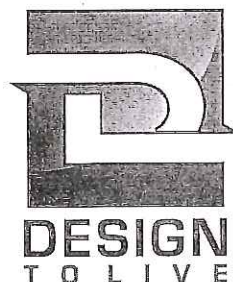
Regards

**Mitch Lloyd** (B.EvnDes, M.Arch)  
Managing Director - Design To Live

M.0409 252 183

FB. [www.facebook.com/designtolivetas](http://www.facebook.com/designtolivetas)

W. [www.designtolive.com.au](http://www.designtolive.com.au)



**Erin Boer**

**From:** Erin Boer  
**Sent:** Thursday, 28 June 2018 12:39 PM  
**To:** 'Lyndon Stubbs'  
**Subject:** Additional Information Required for Planning Application P18-118 - Multiple Dwellings x 2 (vary north facing windows, visitor parking) at 18 Cambock Lane, Evandale  
**Attachments:** additional info request1.pdf

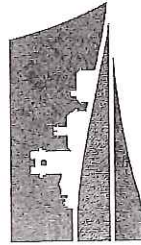
Hi Lyndon

Please see attached letter relating to 18 Cambock Lane, Evandale.

I note that the parking area for unit 2 has now been amended to sit level with the building line of unit 2, which meets the scheme requirements, however, it is still a bit of a concern that this doesn't really allow for any future undercover parking for this unit – something everyone seems to want, given the applications we get though. The only parking space available is directly in front of the unit, forcing this to be the location of any future garage/carport, which is not ideal. Perhaps the unit could be pushed north west to allow for future parking space/carport on the south eastern side of the unit?

\*Please note: Further information responses, if emailed, must be sent to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Kind Regards



*Erin Boer*

Urban & Regional Planner | Northern Midlands Council  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331  
E: [erin.boer@nmc.tas.gov.au](mailto:erin.boer@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

NORTHERN  
MIDLANDS  
COUNCIL

*T a s m a n i a ' s H i s t o r i c H e a r t*

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

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- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>  
Meetings can be arranged at other times by appointment.

Our ref: 200700.27; P18-118; Design to Live  
Enquiries: Erin Boer



**NORTHERN  
MIDLANDS  
COUNCIL**

28<sup>th</sup> June 2018

Design to Live  
PO Box 464  
KINGS MEADOWS TAS 7249  
By email: [lyndon@designtolive.com.au](mailto:lyndon@designtolive.com.au)

Dear Mr Stubbs

**Additional Information Required for Planning Application P18-118 - Multiple Dwellings x 2 (vary north facing windows, visitor parking) at 18 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*:

- **Traffic Impact Assessment**  
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.
- **Subdivision V's Strata**  
In response to Mitchell's query regarding why a strata would be unlikely to be supported – this is due to the site's capability of being subdivided due to a lack of common ground. If the site is capable of being serviced as a subdivision, then this should be undertaken. Otherwise, the lots may continue to be multiple dwellings on a single lot. We wish to make you aware that a future application for strata of this lot is unlikely to be supported, so that you may make allowance for this in servicing the multiple dwellings, to allow for future subdivision if required.

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](mailto:Planning@nmc.tas.gov.au) and referenced with the planning application number P18-118. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [Planning@nmc.tas.gov.au](mailto: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](http://www.northernmidlands.tas.gov.au)

Our ref: 200700.27; **PLN-18-118-01** Design to Live  
Enquiries: Erin Boer



**NORTHERN  
MIDLANDS  
COUNCIL**

22/08/2018

Design to Live  
PO BOX 464  
KINGS MEADOWS 7249  
via email: [lyndon@designtolive.com.au](mailto:lyndon@designtolive.com.au)

Dear Lyndon,

**Additional Information Required for Planning Application P18-118 - Multiple Dwellings x 2 & new access (vary north facing windows & visitor parking) at 18 Cambock Lane, Evandale**

I refer to the abovementioned application, which is currently on public exhibition, and was referred to Council's Works Department. In order to assess the application, Engineering Officer (Jonathan Galbraith) requires the following information:

- **Council believes that any connection to the kerb will have difficulty draining the hardstand areas of this development therefore, please provide a plan showing stormwater connecting to the pit on 20 Cambock Lane and the easement created if required.**

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](mailto:planning@nmc.tas.gov.au) and referenced with the planning application number PLN-18-118-01. If you have any queries regarding the information required (or to request an on-site visit), please contact Mr Galbraith on 0400 935 642, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au). If you have any planning queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely



Rosemary Jones  
**Administration Officer**



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

The abovementioned Planning Authority holds the original executed Agreement.

Signed  
(on behalf of the Planning Authority)

**LUA**

Land Titles Office Use Only

**REGISTERED**

18 JUN 2003

Version *Alice Kawa*

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

I, ~~HARRY GILBERT~~ of 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 5<sup>th</sup> 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 30<sup>th</sup> 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 4700m<sup>2</sup> 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 13<sup>th</sup> 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: *Hinc. P. Kelly*

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 30<sup>th</sup> 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-18-118-01             | Council notice date | 14/08/2018    |
| <b>TasWater details</b>  |                           |                     |               |
| TasWater Reference No.   | TWDA 2018/01331-NMC       | Date of response    | 21/08/2018    |
| TasWater Contact   | Amanda Craig              | Phone No.           | 03) 6345 6318 |
| <b>Response issued to</b>  |                           |                     |               |
| Council name   | NORTHERN MIDLANDS COUNCIL |                     |               |
| Contact details  | Planning@nmc.tas.gov.au   |                     |               |
| <b>Development details</b>   |                           |                     |               |
| Address  | 18 CAMBOCK LNE, EVANDALE  | Property ID (PID)   | 2205501       |
| Description of development   | Multiple dwellings x 2    |                     |               |
| <b>Schedule of drawings/documents</b>  |                           |                     |               |
| Prepared by  | Drawing/document No.      | Revision No.        | Date of Issue |
| Design to Live   | 6/20 External Services    | R4                  | 07/08/2018    |
| <b>Conditions</b>  |                           |                     |               |
| <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><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> |                           |                     |               |
| <b>Advice</b>  |                           |                     |               |
| <b>General</b>   |                           |                     |               |
| <p>For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p>   |                           |                     |               |

**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-18-118-01 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 200700.27

Date: 14-Aug-2018

Applicant: Design to Live

Proposal: 139554/5

Location: 18 Cambock, Evandale

W&I referral PLN-18-118-01, 18 Cambock, Evandale

Planning admin: W&I fees paid.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

|  |     |
|--|-----|
| Is there is a house on one of the lots?  | No  |
| Is it connected to all Council services?   | N/A |
| Are any changes / works required to the house lot?   | No  |
| Are the discharge points for stormwater, infrastructure that is maintained by Council?<br>(This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.) | No  |

**Stormwater:**

|  |                                    |
|--|------------------------------------|
| Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection) | Yes                                |
| Is the property connected to Council's stormwater services?  | Yes                                |
| If so, where is the current connection/s?  | Connection in south eastern corner |
| Can all lots access stormwater services?   | Yes                                |
| If so, are any works required?   | As per plan                        |
| <b>Stormwater works required:</b>  |                                    |
| Works to be in accordance with Standard Drawing TSD-SW25 – a 100mm stormwater connection.                                |                                    |
| Is there kerb and gutter at the front of the property?   | Yes                                |
| Are any kerb-and-gutter works required?  | No                                 |

**Road Access:**

|   |  |
|---|--|
| Does the property have access to a made road?                               | Yes  |
| If so, is the existing access suitable?                                     | Yes  |
| Does the new lot/s have access to a made road?                              | Yes  |
| If so, are any works required?  | Yes, see below                               |
| Is off-street parking available/provided?                                   | Yes  |
| <b>Road / access works required:</b>  |  |
| Is an application for vehicular crossing form required?                     | Yes  |
| Is a footpath required?   | No   |
| Extra information required regarding driveway approach and departure angles | No   |
| Are any road works required?  | No   |
| Are street trees required?  | No   |
| Additional Comments:  | An Engineer's design is <b>not</b> required. |

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, stormwater, 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: 23/8/18*



1-206  
ATTACHMENT C

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

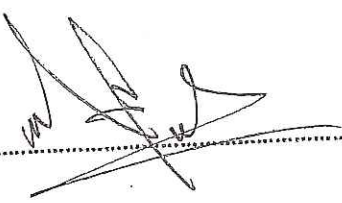
The General Manager  
PO Box 156  
LONGFORD TAS 7301

Date: 17 August 2018

WE, MR ADRIAN/LEONORA JOBSON wish to make a representation to planning application number: PLN-18-118-18 on the following grounds:

- CONCERNED ABOUT THE NUMBER OF UNITS BEING BUILT IN THE AREA. 14 UNITS ARE ALREADY BUILT IN CAMBOCK LANE EAST AND WEST.
- GLOVER COURT ALREADY A TIGHT TURNING AREA FOR WASTE DISPOSAL & STREET CLEANER VEHICLES. ADDITIONAL PARKING IN GLOVER COURT BY VISITORS TO THE PROPOSED UNITS WOULD RESTRICT THIS EVEN MORE.
- \_\_\_\_\_
- \_\_\_\_\_

Yours sincerely

W. JOBSON  


Email: leonora.j@aapt.net.au  
Address: 2 GLOVER COURT, EVANDALE  
Contact Number: 63 91 9050

The General Manager  
 PO Box 156  
 LONGFORD TAS 7301

|                           |  |  |      |  |   |
|---------------------------|--|--|------|--|---|
| NORTHERN MIDLANDS COUNCIL |  |  |      |  |   |
| LEADER                    |  |  |      |  |   |
| File No.                  |  |  |      |  |   |
| Property                  |  |  |      |  |   |
| Attachments               |  |  |      |  |   |
| REC'D 20 AUG 2018         |  |  |      |  |   |
|                           |  |  | A    |  | A |
| GM                        |  |  | MYR  |  |   |
| PADM                      |  |  | CRS  |  |   |
| CSM                       |  |  | PLAN |  |   |
| PADM                      |  |  | BLD  |  |   |
| WM                        |  |  | BLT  |  |   |
| HR                        |  |  |      |  |   |

*[Handwritten signature]*

Date: 20 August 2018

I, Dr. Sallanna Waker wish to make a representation to planning application number: PLN-18-118 on the following grounds:

- Our light (sun) will be affected in our home + garden.
- Boundaries are too close, therefore our privacy affected.
- visitors will be parking in Grover Court.
- Hedge suggested as a privacy (fast growing!) between proposed dwellings 1, Grover Court

Yours sincerely

Dr. Sallanna Waker

Email: Cato 2001 @ gmail.com

Address: 1, Grover Court, Evandale 7212

Contact Number: 0411 728 946

|                           |  |  |      |  |  |
|---------------------------|--|--|------|--|--|
| NORTHERN MIDLANDS COUNCIL |  |  |      |  |  |
| Location                  |  |  |      |  |  |
| File No.                  |  |  |      |  |  |
| Property                  |  |  |      |  |  |
| Attachments               |  |  |      |  |  |
| REC'D 20 AUG 2010         |  |  |      |  |  |
|                           |  |  |      |  |  |
| GM                        |  |  | MYR  |  |  |
| PADM                      |  |  | ICRS |  |  |
| GSM                       |  |  | PLAN |  |  |
| E&DM                      |  |  | BLD  |  |  |
| MM                        |  |  | BLT  |  |  |
| HR                        |  |  |      |  |  |

The General Manager  
 PO Box 156  
 LONGFORD TAS 7301

Date: 20 August '18

I, NOEL WATSON wish to make a representation to planning application number:  
PLN 18.118 on the following grounds:

- LIGHT REDUCTION WITHIN OUR HOME & GARDEN
- CONCERN OVER VISITORS PARKING IN 1, GLOVER COURT,
- POOR TURNING CIRCLE FOR GARBAGE COLLECTOR.
- PRIVACY FENCE OR BUSHES TO BE ERECTED

Yours sincerely

Noel Watson

Email: N.W.CATO 2010 @ GMAIL . COM

Address: 1, GLOVER COURT, EVANDALE.

Contact Number: 6391 8070

Received by post 29/8

1-209

6 Glover Court  
Evandale  
Tasmania, 7212

|                           |   |      |  |  |   |
|---------------------------|---|------|--|--|---|
| NORTHERN MIDLANDS COUNCIL |   |      |  |  |   |
| Location                  |   |      |  |  |   |
| File No.                  |   |      |  |  |   |
| Property                  |   |      |  |  |   |
| Attachments               |   |      |  |  |   |
| REC'D 28 AUG 2018         |   |      |  |  |   |
|                           | A |      |  |  | A |
| GM                        |   | MYR  |  |  |   |
| P&DM                      |   | CRS  |  |  |   |
| CSM                       |   | PLAN |  |  |   |
| E&DM                      |   | BLD  |  |  |   |
| WM                        |   | BLT  |  |  |   |
| HR                        |   |      |  |  |   |

27 August 2018

The General Manager  
Northern Midlands Council  
Smith Street,  
Longford  
Tasmania 7101

Re: Planning Application PLN-18-118 (18 CAMBOCK LANE, EVANDALE 7212)

Dear Sir,

I wish to lodge the following objections to the proposal to build two units at 18 Cambock Lane, Evandale, Tasmania 7212.

1. There are too many units being built within close proximity in this area of Cambock Lane [6 at present and a further 4 on this application]. Preferably there should be only one dwelling on each of 18 and 20 Cambock Lane sites.
2. The application for 18 Cambock Lane refers to being on the corner of Cambock Lane West and Glover **Street**. This naming implies the actual Glover **Court** is a through road whereas it is a short, small and relatively narrow roadway, a small court.
3. The proposed two units to be built at number 18 Cambock Lane opportunistically will have the rear unit with an entrance into Glover Court. This will add to congestion with extra parking and traffic usage within this small and confined area. Apart from inconvenience to the present residents of Glover Court, rubbish collection and street sweeping will also be adversely affected.
4. Preferably only one dwelling should be placed at number 18 Cambock Lane utilising the existing driveway onto Cambock Lane which the original planning envisaged and intended.
5. Should the two units be permitted at number 18 Cambock Lane then, as with the application at number 20 Cambock Lane, both units should be required to utilise the driveway onto Cambock Lane only.
6. No garages are planned for any of the units at both number 18 and 20 which will probably lead to later requests for carports which would detract from the appearance desired according to the Cambock Lane Guidelines.

Yours faithfully,



David Houghton

Responded by Post 29/8

1-210

| NORTHERN MIDLANDS COUNCIL |  |   |      |  |   |
|---------------------------|--|---|------|--|---|
| Location                  |  |   |      |  |   |
| File No.                  |  |   |      |  |   |
| Property                  |  |   |      |  |   |
| Attachments               |  |   |      |  |   |
| REC'D 28 AUG 2018         |  |   |      |  |   |
|                           |  | A |      |  | A |
| GM                        |  |   | MYR  |  |   |
| PDM                       |  |   | CBS  |  |   |
| CSM                       |  |   | PLAN |  |   |
| E&DM                      |  |   | BLD  |  |   |
| WM                        |  |   | HLT  |  |   |
| HR                        |  |   |      |  |   |

6 Glover Court  
Evandale  
Tas 7212

27<sup>th</sup> August 2018

The General Manager  
Northern Midlands Council  
Longford  
Tasmania 7301

Dear Sir,

I am writing to you with regard to Planning Application 18-118-01 in order to raise some objections. My objections to the proposed two-unit development at 18 Cambock Lane West are as follows:

1. In the application, 'Glover Court' is sometimes written as 'Glover Street' which implies that Glover Court is actually a through road, which would have completely different planning ramifications. Also, such lack of attention to detail is a concern.
2. Too many units are being built in this small area of Evandale (Cambock Lane East and Cambock Lane West). At the moment there are 14 units in Cambock Lane (4 in Cambock Lane West and 10 in Cambock Lane East). If the proposed developments for Nos. 18 and 20 Cambock Lane are allowed to proceed, then there will be 18 unit dwellings in Cambock Lane. This is completely disproportionate to the number of single dwellings in this area.
3. It is a pity, and I believe it is wrong, to be subdividing larger sized blocks into smaller ones. Once these subdivisions are made there is no turning back and Evandale will resemble a sea of suburbia. I believe it is a decision that will be regretted in the future.
4. No provision has been made for garages for 18 Cambock Lane West. This is a very retrograde step and if carports are added at a later stage then this is surely counter to the Cambock Lane Guidelines.

5. The entrance to the rear unit at 18 Cambock Lane West will actually front on to Glover Court and will have negative implications for traffic flow in this small street. It will also make rubbish collection and street sweeping much more difficult for all those involved.

6. The choice of plants for the landscaping of 18 Cambock Lane West is very poor. The choice of cordylines seems a very odd one for a "cottage garden" as outlined in the Cambock Lane Guidelines.

Thank you for the opportunity to present these objections to the proposed development of 18 Cambock Lane West, Evandale.

Yours faithfully,



Henrietta Houghton

Responded by post 29/8

1-212

The General Manager  
PO Box 156  
LONGFORD TAS 7301

| NORTHERN MIDLANDS COUNCIL |  |  |  |   |  |      |  |  |   |
|---------------------------|--|--|--|---|--|------|--|--|---|
| Location                  |  |  |  |   |  |      |  |  |   |
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| Property                  |  |  |  |   |  |      |  |  |   |
| Attachments               |  |  |  |   |  |      |  |  |   |
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| GM                        |  |  |  |   |  | MYE  |  |  |   |
| P&DM                      |  |  |  |   |  | CRS  |  |  |   |
| CSM                       |  |  |  |   |  | PLAN |  |  |   |
| E&DM                      |  |  |  |   |  | BLD  |  |  |   |
| WM                        |  |  |  |   |  | HLT  |  |  |   |
| HR                        |  |  |  |   |  |      |  |  |   |

Date: 28/8/18

I, Sylvia O'Neill, Mark O'Neill wish to make a representation to planning application number:  
PLN-18-118 on the following grounds:

- We strongly object to this over development of land. When we purchased (2006)
- our land we asked many questions about the blocks of land around us. front, side and behind and were told there were 2 blocks and 2 houses would be
- built with driveways already allocated, when the notice for 20 Cambock Lane was nailed on the fence it said 2 dwellings which we knew there would be, it wasn't until now they have split the block and are now building 2 more on it meaning 4 in total and we did not realize this before the due date for block 20 to object. we had no computer to view online and no letter sent.

Yours sincerely

S. O'Neill Mark O'Neill.

Email: sylvia\_tony@BigPond.com  
Address: 26 Cambock Lane, Evandale  
Contact Number: 6391 8446