

This planning application is open for  
public comment until  
27 October 2025

|                         |                                               |
|-------------------------|-----------------------------------------------|
| Reference no            | <b>PLN-25-0189</b>                            |
| Site                    | <b>U 2/172 WELLINGTON STREET<br/>LONGFORD</b> |
| Proposed<br>Development | <b>Extension to Awning (Vary setback)</b>     |
| Zone                    | <b>8.0 General Residential</b>                |
| Use class               | <b>Residential</b>                            |

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)



# PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining  
walls, visitor accommodation, commercial  
development, signage etc.)

Office Use Only:

**Exhibited**

## The Proposal

### Description of proposal:

extend an existing awning, attached to an existing dwelling

Driveway construction material:

## The Land

Site address:

U2-172 Wellington Street, Longford TAS 7301

Title reference:

C/T: 174929/2

Existing buildings on site:

Existing use of site:

general residential

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

|                                                                                                                                  |                                                                        |                   |                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------|
| CITY / TOWN: LONGFORD<br>SUBURB/LOCALITY<br>FOLIO REFERENCE F/R 25232-3<br>SITE COMPRISES THE WHOLE OF LOT 3 ON PLAN NO. SP25232 | <b>STRATA PLAN</b><br>NEW SHEET 1 OF 5 SHEETS<br>PURSUANT TO (M736188) |                   | Registered Number<br><b>174929</b>                                                               |
|                                                                                                                                  | NAME OF STRATA SCHEME<br>172 WELLINGTON STREET, LONGFORD               |                   | STRATA TITLES ACT 1998<br>REGISTERED ..... 4 APR 2018<br><i>Glenn Kana</i><br>Recorder of Titles |
|                                                                                                                                  | SCALE 1 : 750                                                          | LENGTHS IN METRES |                                                                                                  |

**SITE PLAN**

Notes: (1) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1  
(2) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1

|                                                            |                                 |                                        |                   |                                                |                    |
|------------------------------------------------------------|---------------------------------|----------------------------------------|-------------------|------------------------------------------------|--------------------|
| STAGED/COMMUNITY DEVELOPMENT<br>SCHEME No. (IF APPLICABLE) | E 135227 (VSD)<br>M687453 (SDS) | <i>[Signature]</i><br>Council Delegate | 3/12/2018<br>Date | <i>[Signature]</i><br>Registered Land Surveyor | 19/09/2018<br>Date |
|------------------------------------------------------------|---------------------------------|----------------------------------------|-------------------|------------------------------------------------|--------------------|

LODGED BY :- EL CONVEYANCING

**STRATA PLAN**

STRATA TITLES ACT 1998

Registered Number

SHEET 2 OF 5 SHEETS

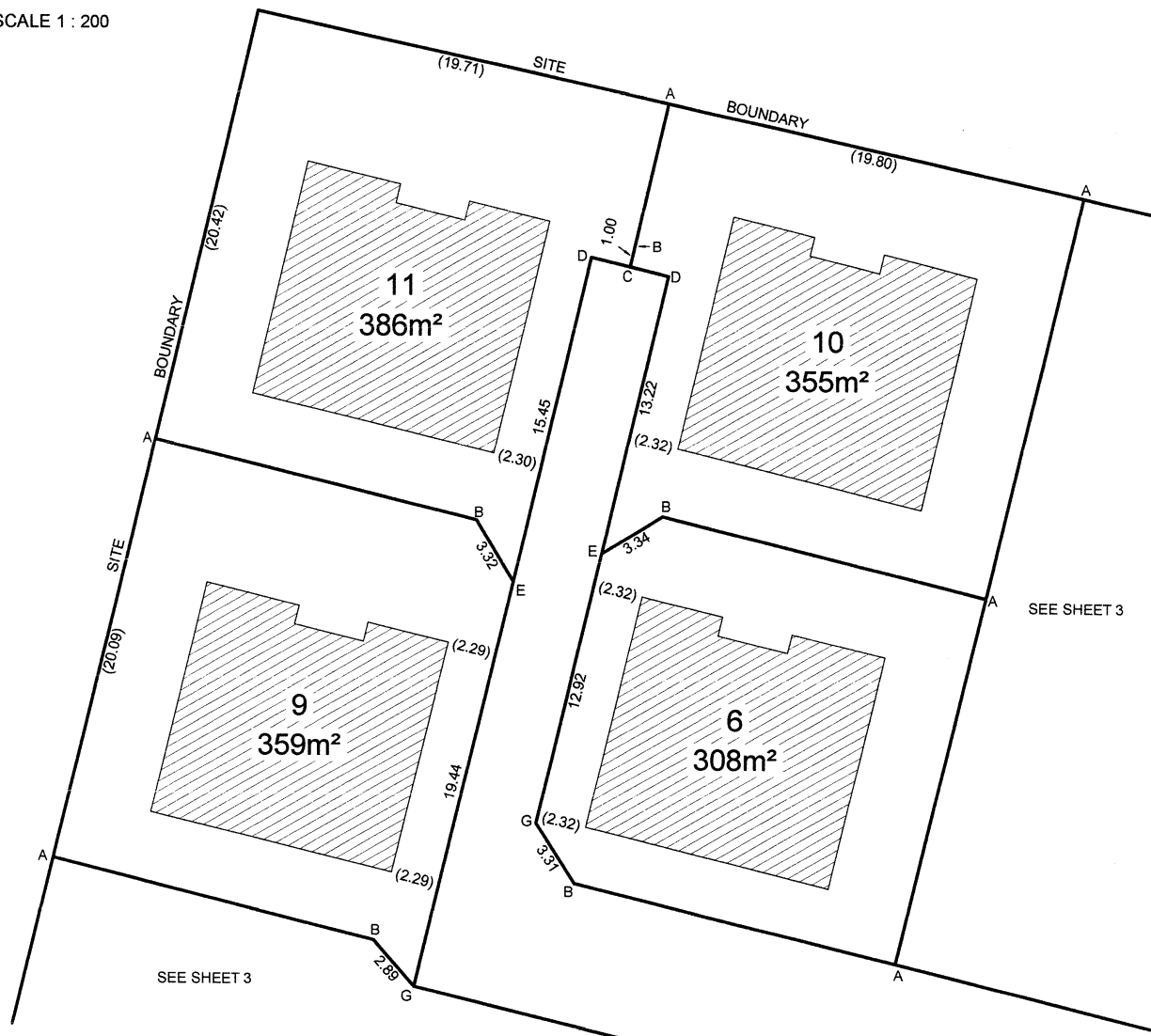
Council Delegate

Date

174929



SCALE 1 : 200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-  
SITE BOUNDARIES

THE CENTRELINE OF THE METAL FENCES LABELLED AB & AA

THE EDGE OF THE CONCRETE DRIVEWAY LABELLED DCD

THE OPEN BOUNDARIES LABELLED BC, DE, BE, EG & GB THAT ARE DEFINED BY MEASUREMENT AND/OR DESCRIPTION

THE POINTS LABELLED B ARE THE END OF THE METAL FENCES

THE POINTS LABELLED D ARE THE CORNERS OF THE CONCRETE DRIVEWAY

THE OPEN BOUNDARY LABELLED BC IS THE PROLONGATION OF THE ABUTTING FENCELINE LABELLED AB

THE OPEN BOUNDARIES LABELLED DE & EG ARE PARALLEL TO THE ADJACENT BRICK BUILDINGS

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

*[Signature]*

Registered Land Surveyor

15/11/2017

Date

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

NEW SHEET 3 OF 5 SHEETS  
PURSUANT TO (MT36188)

*[Signature]*  
Council Delegate Date 3-12-2018

174929



SCALE 1 : 400



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:-

SITE BOUNDARIES

THE CENTRELINE OF THE METAL FENCES LABELLED AB

THE EDGE OF THE CONCRETE DRIVEWAY LABELLED BE & ED

THE OPEN BOUNDARIES LABELLED AC & CD THAT ARE DEFINED BY MEASUREMENT AND/OR DESCRIPTION

THE OPEN BOUNDARIES LABELLED AC ARE THE LINE OF THE OUTER EDGE OF THE SPOUTING

THE OPEN BOUNDARIES LABELLED CD ARE PARALLEL TO THE ADJACENT BUILDING

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL  
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

*[Signature]*  
Registered Land Surveyor Date 19/09/2018

[illegible]

**STRATA PLAN**

STRATA TITLES ACT 1998

Registered Number

M115529

SHEET 5 OF 5 SHEETS

*William Brudenell*  
Council Delegate Date 1-8-2018

**174929**



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-

SITE BOUNDARIES

THE CENTRELINE OF THE METAL FENCES LABELLED AB, AA, AF, FD & VY

THE EDGE OF THE CONCRETE DRIVEWAY LABELLED BD & DCD

THE OPEN BOUNDARIES LABELLED BE, DE, GH, FG, DU & UV THAT ARE DEFINED BY MEASUREMENT AND/OR DESCRIPTION

THE POINTS LABELLED B & V ARE THE END OF THE METAL FENCES

THE OPEN BOUNDARY LABELLED BE IS THE PROLONGATION OF THE FENCELINE LABELLED AB

THE POINT LABELLED U IS ON THE LINE OF THE LINE LABELLED BE PROLONGATED

THE OPEN BOUNDARY LABELLED FG IS PERPENDICULAR TO THE FENCELINE LABELLED AF

THE OPEN BOUNDARY LABELLED GH IS PERPENDICULAR TO THE OPEN BOUNDARY LABELLED FG

THE OPEN BOUNDARIES LABELLED DE & DU ARE PARALLEL TO THE ADJACENT BRICK BUILDINGS

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL  
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

*[Signature]*  
Registered Land Surveyor

14/06/2018  
Date

Unit 2-172 Wellington Street, Longford – PID #3609962 – CT #174929/2

Proposed extension of an existing awning, attached to an existing dwelling

Powder coated aluminium frame with a Lexan Thermoclear twin wall polycarbonate sheet roof

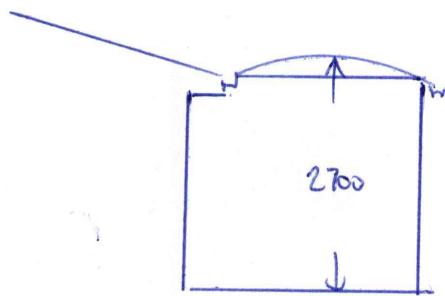
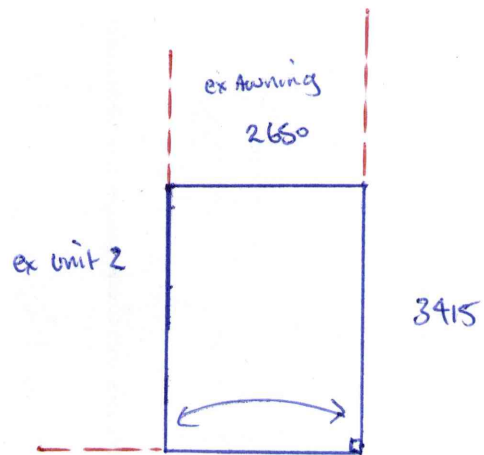
3415mm (L) x 2650mm (W)

Stormwater runoff to be directed back to the existing roof guttering of the dwelling

Nearmap image taken on Thursday 20.02.2025



Unit 2 - 172 Wellington St  
Longford.



end elevation



[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)