

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

Reference no	PLN-25-0192
Site	44 HOBHOUSE STREET LONGFORD
Proposed Development	2 Lot Subdivision (Longford SAP)
Zone	8.0 General Residential
Use class	Residential

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

(no special form required)



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

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

Office Use Only:

The Proposal

Description of proposal:

SEE PLANS & REPLY

Driveway construction material:

CONCRETE

The Land

Site address:

44 HOBHOUSE ST
LONGFORD 7301

Title reference:

C/T: 213913/2

Existing buildings on site:

SINGLE DWELLING

Existing use of site:

RESIDENTIAL

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

SEE REPLY TO SCHEME

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 648 Fol. 12



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2562 89

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Whitthinson

Recorder of Titles.

DESCRIPTION OF LAND



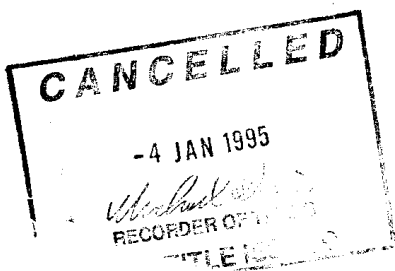
TOWN OF LONGFORD

ONE RODD AND FOUR TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

RODNEY JAMES McALPINE of Longford, Cook

SECOND SCHEDULE (continued overleaf)
NIL



NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.
REGISTERED NUMBER

213913

Lot 2 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

373 1/2 From Marlborough St

HOBHOUSE ST

Sec. B8

Part of 9a.0r.12ps. - Gtd. to W. Dodery - Meas. in Links 188/13D

FIRST Edition. Registered

Derived from C.T. Vol. 648 Fol. 12 - Transfer A313542 Tas. Perm.
Exec. & Trustees Co. of Tas. Ltd.

15 DEC 1969

Exhibited



BRADLEY VAN ZETTEN

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P. 0407 272 381

E. BVZDESIGNS@GMAIL.COM

LICENCE NUMBER 957699796

Reply to the planning scheme for
44 Hobhouse Street Longford 7301 213913/2

NOR-S6.8.1 Lot design in development precinct

A1 – Not applicable

NOR-S6.8.2 Lot design - urban

Planning Response: Compliance with NOR-S6.8.2 Lot Design - Urban Performance Criteria
P1(a): Relevant requirements for development of buildings on the lots

The proposed lot, measuring 510 m², complies with the performance criteria as it supports the development of a family home, as demonstrated by the submitted house plan. The plan adheres to the applicable building envelope requirements, including setbacks, height restrictions, and site coverage as per the Tasmania Planning Scheme. The lot's dimensions allow for a functional dwelling design that meets residential zoning standards, ensuring sufficient space for construction while maintaining compliance with all relevant development controls, including parking and access provisions.

P1(b): Intended location of buildings on the lots

The submitted house plan clearly illustrates the intended location of the dwelling on the 510 m² lot, ensuring compliance with setback and site coverage requirements. The layout positions the building to maximize usable space while adhering to zoning regulations, providing adequate room for access, parking, and landscaping. The design aligns with the intended residential use, offering a practical and efficient building footprint that supports a family home. This planned placement ensures compatibility with the surrounding urban context and meets the performance criteria for lot functionality.

P1(c): Topography of the site

The site is flat, presenting no significant topographical constraints that would impact the proposed lot's suitability for residential development. The absence of steep slopes or uneven terrain simplifies construction and ensures the lot can accommodate the proposed dwelling without requiring extensive earthworks or modifications. This flat topography supports efficient site planning, allowing the full 510 m² area to be utilized effectively for the intended family home, meeting the performance criteria by ensuring the lot's physical characteristics are suitable for its planned residential use.

P1(d): Presence of any natural hazards

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The proposed lot is free from identified natural hazards, such as flooding, bushfire, or landslip risks, as confirmed by site assessments. This ensures the lot is suitable for its intended residential use without requiring specialized mitigation measures. The absence of hazards supports safe and straightforward development of the proposed family home, aligning with the performance criteria. The lot's 510 m² size and flat terrain further enhance its suitability, providing a stable and secure foundation for construction, consistent with safe urban development practices.

P1(e): Adequate provision of private open space

The submitted house plan demonstrates that the 510 m² lot provides adequate private open space for the proposed family home. The design includes a dedicated outdoor area that meets or exceeds the minimum requirements for private open space under the Tasmania Planning Scheme. This space is suitably located to ensure accessibility, privacy, and usability for residents, supporting recreational and lifestyle needs. The lot's dimensions allow for a balanced layout, integrating the dwelling and open space effectively, thus satisfying the performance criteria for functional residential design.

P1(f): Pattern of development existing on established properties within the area

The proposed 510 m² lot aligns with the pattern of development observed in the surrounding urban area with many unit development where each individual strata lot has a smaller land area. The submitted house plan reflects the character of nearby properties, maintaining consistency in building scale, setbacks, and site usage. This ensures the development integrates seamlessly with the established residential neighbourhood, respecting the area's urban form and aesthetic. The lot's design and proposed use comply with the performance criteria by harmonizing with the existing development pattern.

P1(g): Must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S6.8.2 A1 (a)

The proposed lot size of 510 m² is 85% of the 600 m² minimum specified in clause NOR-S6.8.2 A1 (a), well within the allowable 15% reduction threshold (510 m² is the minimum permissible size). This compliance ensures the lot remains suitable for its intended residential use while maintaining consistency with the planning scheme's objectives. The lot's dimensions, combined with the submitted house plan, demonstrate that it can accommodate a functional family home, meeting all performance criteria for urban lot design.

NOR-S6.8.3 Lot design - rural fringe

A1 - Not applicable

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NOR-S6.8.4 Internal lots

P1 - The proposed two-lot subdivision, with Lot 2 as an internal lot, complies with NOR-S6.8.4 of the Tasmania Planning Scheme. The 3.6m-wide access strip meets the minimum requirement, ensuring safe access from an existing road. The 21.3m road frontage necessitates Lot 2 being internal, as it's the only feasible way to efficiently utilise the land, aligning with the area's residential development pattern.

The flat topography and absence of natural hazards, like flooding or bushfire risks, support straightforward development. The submitted plan ensures adequate private open space, compliance with building envelope requirements, and a building location that maintains neighbour amenity without unreasonable impacts.

The access strip, adjacent to only one other lot, requires no passing bays for this small subdivision and supports efficient use of residential infrastructure. The layout respects the surrounding neighbourhood's development pattern, ensuring consistency in scale and form. This subdivision optimises land use while adhering to all relevant planning controls, delivering a practical and compliant outcome that integrates seamlessly with the existing urban context.

This clause is in substitution for General Residential Zone - clause 8.6.2 Roads.

A1 – Not applicable

A2 – Not applicable

Kind Regards

A handwritten signature in blue ink, appearing to read 'BVZetten', is written over a light blue horizontal line.

Bradley Van Zetten

LEGEND
PAGE 1# COVER PAGE
PAGE 2# LOCALITY PLAN
PAGE 3# EXISTING SITE SURVEY PLAN
PAGE 4# SITE PLAN
PAGE 5# SITE PLUMBING PLAN

COUNCIL – NORTHERN MIDLANDS COUNCIL
ZONE – GENERAL RESIDENTIAL
CODE – SAFEGUARDING OF AIRPORTS – 316m AHD
SPECIFIC AREA PLAN – NOR-S6.0
LANDSLIDE BAND – NIL

TITLE REFERENCE – 213913/2
PROPERTY ID – 6732309

Exhibited

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
THEN THESE MUST BE CONFIRMED ONSITE BY A
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
'APPROVED' PLANS BY BUILDING SURVEYOR AND
PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE
COMPLIANT WITH NCC PART 10.8 CONDENSATION
MANAGEMENT.

NOTES
(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,
ANOMALY OR AMBIGUITY WITHIN THE
DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE
CONTACTED PRIOR TO ANY MORE CONSTRUCTION
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
THAT THE NOTED DIMENSIONS ARE USED FOR
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

**PROPOSED SUBDIVISION
FOR C GEBKA
AT 44 HOBHOUSE STREET
LONGFORD 7301**

DRAFT

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BRADLEY VAN ZETTEN 2025

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

REVISION NUMBER	DATE
REVISION 1	25 / 08 / 2025
REVISION 2	07 / 09 / 2025

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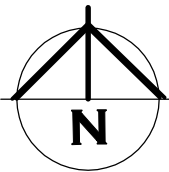
VZ

DESIGNS

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LOCALITY PLAN

BASE IMAGE OBTAINED FROM WWW.THELIST.TAS.GOV.AU
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PROJECT: PROPOSED SUBDIVISION
FOR C GEBKA
AT 44 HOBHOUSE STREET
LONGFORD 7301

DRAWING: LOCALITY PLAN

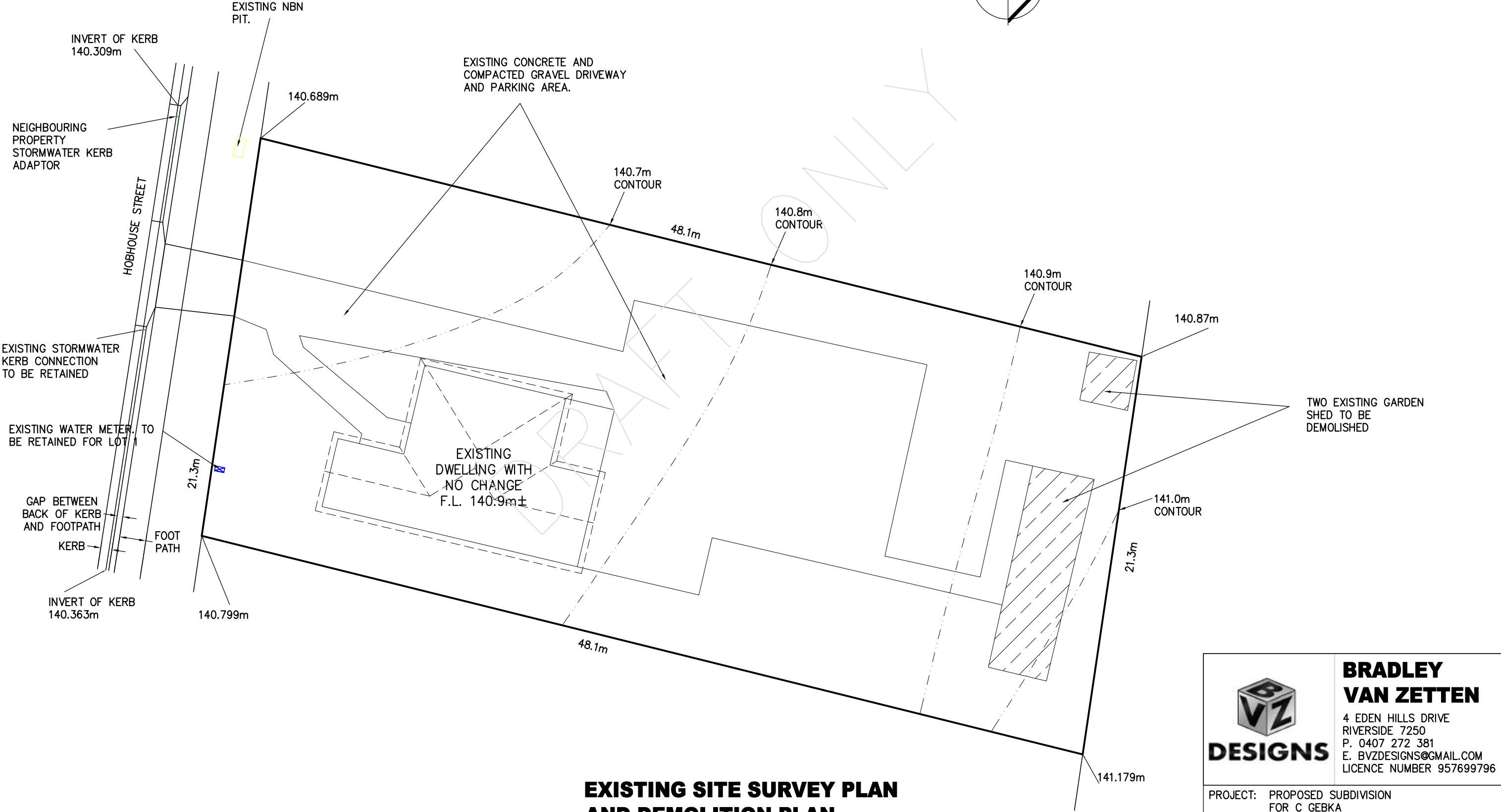
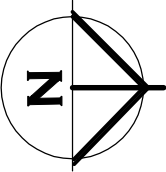
DESIGNED: B. v. Z.	APPROVED.
DRAWN: B. v. Z.	DATE: 07 / 09 / 25
SCALE – A3 – 1:1000.	DRAWING No.: GEB0825 – 2/5

REVISION NUMBER	DATE
REVISION 1	25 / 08 / 2025
REVISION 2	07 / 09 / 2025

THIS PAGE FEATURES COLORED LINES
AND SHOULD ONLY BE PRINTED IN
COLOR. GREEN TEXT IN THE NOTE
SECTION SERVES AS A REFERENCE

Exhibited

SITE AREA TABLE	
	SQUARE METER
SITE AREA	1021



EXISTING SITE SURVEY PLAN
AND DEMOLITION PLAN

CONTOURS BASED ON PDA SIRE SURVEY 19715-D01
MINOR UNDULATION UNDER 100mm OMITTED FROM
CONTOURS FOR CLARITY

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FOR C GEBKA
AT 44 HOBHOUSE STREET
LONGFORD 7301

DRAWING: EXISTING SITE SURVEY PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 07 / 09 / 25

SCALE – A3 – 1:200.

DRAWING No.:
GEB0825 – 3/5

THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE

STORMWATER WITH KINK TO AVOID NBN BOX. EXACT LOCATION TO BE CONFIRMED ONSITE

KERB ADAPTOR INSTALLED AT MIDPOINT FROM NEW CROSS OVER KERB AND NEIGHBOURING STORMWATER OUTLET

EXISTING STORMWATER CONNECTION R.L 140.338m TO BE RETAINED FOR LOT 1

EXISTING WATER METER. TO BE RETAINED FOR LOT 1

NEW 90mm UPVC STORMWATER WITH 10 INSIDE PROPERTY BOUNDARY. PVC ADAPTOR AND GALV STEEL KERB OUTLET AS PER LGAT DRAWINGS TSD-SW29-V3 INSTALLED BY DEVELOPER AT DEVELOPERS COSTS

TAS WATER TO SUPPLY & INSTALLATION OF DN25MM (ID 20MM) HDPE PN16 SDR11 PROPERTY WATER CONNECTION WITH

1/TRAFFICABLE WATER METER BOXES AS PER TASWATER TWS-W-0002 SHEET 5

1/ID20MM SENSUS IPERL WATER METER PER TASWATER ENDORSED STANDARD PLANS, BELOW GROUND LOW HAZARD IN ACCORDANCE WITH 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--2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

INSTALLED AS PER TWS-W-0002 SHEET 5

ALL WORKS BY TAS WATER AT DEVELOPERS COST.

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**DESIGNS**

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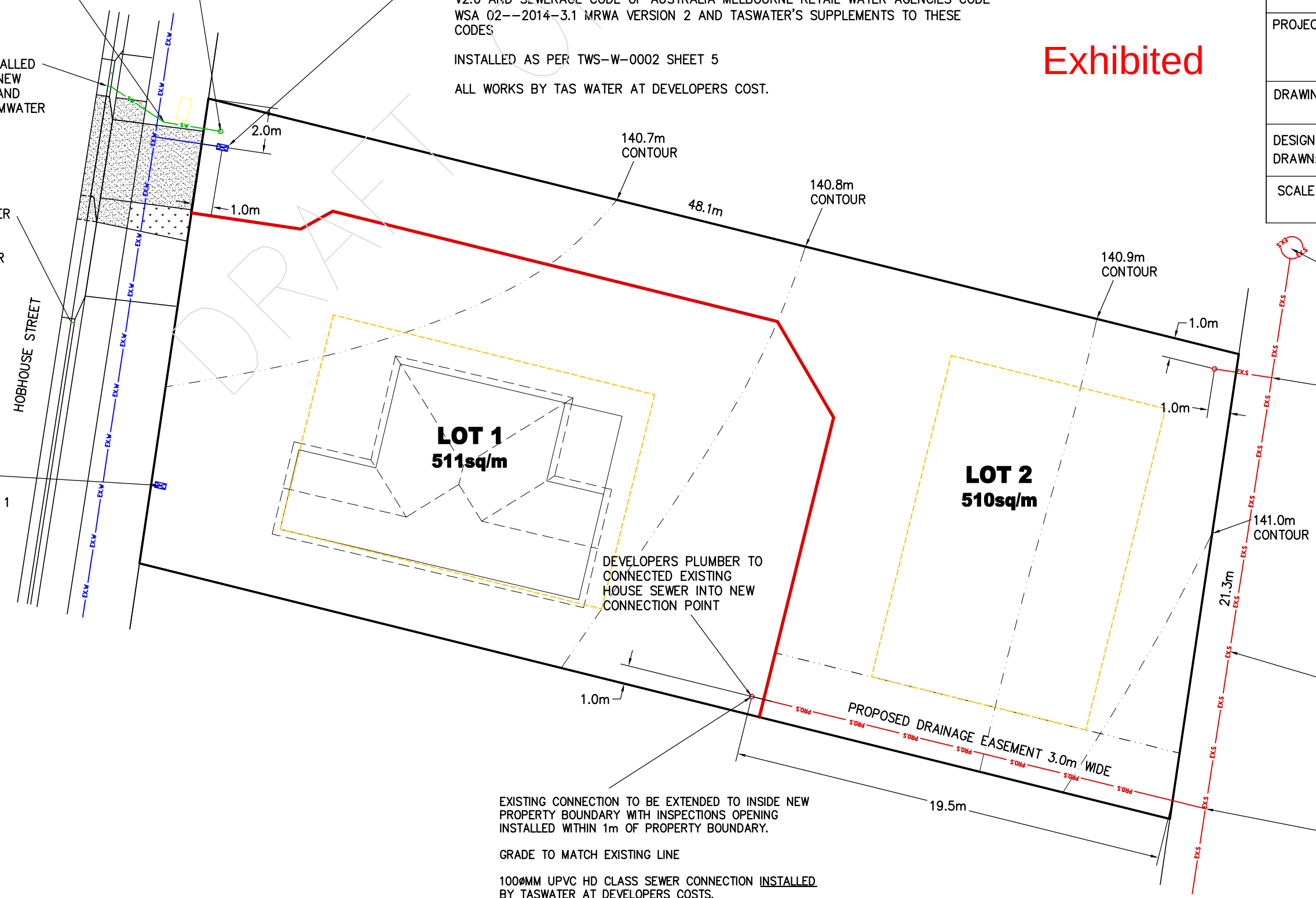
PROJECT: PROPOSED SUBDIVISION FOR C GEBKA AT 44 HOBHOUSE STREET LONGFORD 7301

DRAWING: SITE PLUMBING PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.
APPROVED.
DATE: 07 / 09 / 25

SCALE - A3 - 1:200.
DRAWING No.: GEB0825 - 5/5

Exhibited



EXISTING TASWATER MANHOLE
RIM LEVEL - 141.37m
INVERT LEVEL - 138.87m
ASSETID - A431670

NEW 100mm UPVC HD CLASS SEWER CONNECTION INSTALLED BY TASWATER AT DEVELOPERS COSTS.

INSTALLED IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE SECTION 6 OF WSA 02--2014-3.1 MRWA VERSION 2. SEWER INSPECTION OPENINGS (PROPERTY SEWER CONNECTION POINTS) ARE TO BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02--2014-3.1 MRWA VERSION 2 STANDARD DRAWINGS MRWA-S-301 TO MRWA-S-304 AND TASWATER'S SUPPLEMENT TO THE CODE.

EXISTING TASWATER MAIN 150mm UPVC ASSETID A431398 VARYING DEPTH 1.52m DEEP AT HIGH SIDE 2.5m DEEP AT LOW END CONNECTION LOCATED AT LOW END, THEREFORE CONNECTION WILL BE A MINIMUM 1.8m BELOW SURFACE LEVEL

EXISTING TASWATER WATER CONNECTION ASSETID A432030

SITE PLUMBING PLAN

EXISTING CONNECTION TO BE EXTENDED TO INSIDE NEW PROPERTY BOUNDARY WITH INSPECTIONS OPENING INSTALLED WITHIN 1m OF PROPERTY BOUNDARY.

GRADE TO MATCH EXISTING LINE

100mm UPVC HD CLASS SEWER CONNECTION INSTALLED BY TASWATER AT DEVELOPERS COSTS.

INSTALLED IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE SECTION 6 OF WSA 02--2014-3.1 MRWA VERSION 2. SEWER INSPECTION OPENINGS (PROPERTY SEWER CONNECTION POINTS) ARE TO BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02--2014-3.1 MRWA VERSION 2 STANDARD DRAWINGS MRWA-S-301 TO MRWA-S-304 AND TASWATER'S SUPPLEMENT TO THE CODE.