

This planning application is open for  
public comment until  
22 December 2025

Reference no	<b>PLN-25-0228</b>
Site	<b>187 PATEENA ROAD LONGFORD</b>
Proposed Development	<b>Pool house</b>
Zone	<b>11.0 Rural Living</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:** PROPOSED POOL HOUSE

**Driveway construction material:** EXISTING GRAVEL

## The Land

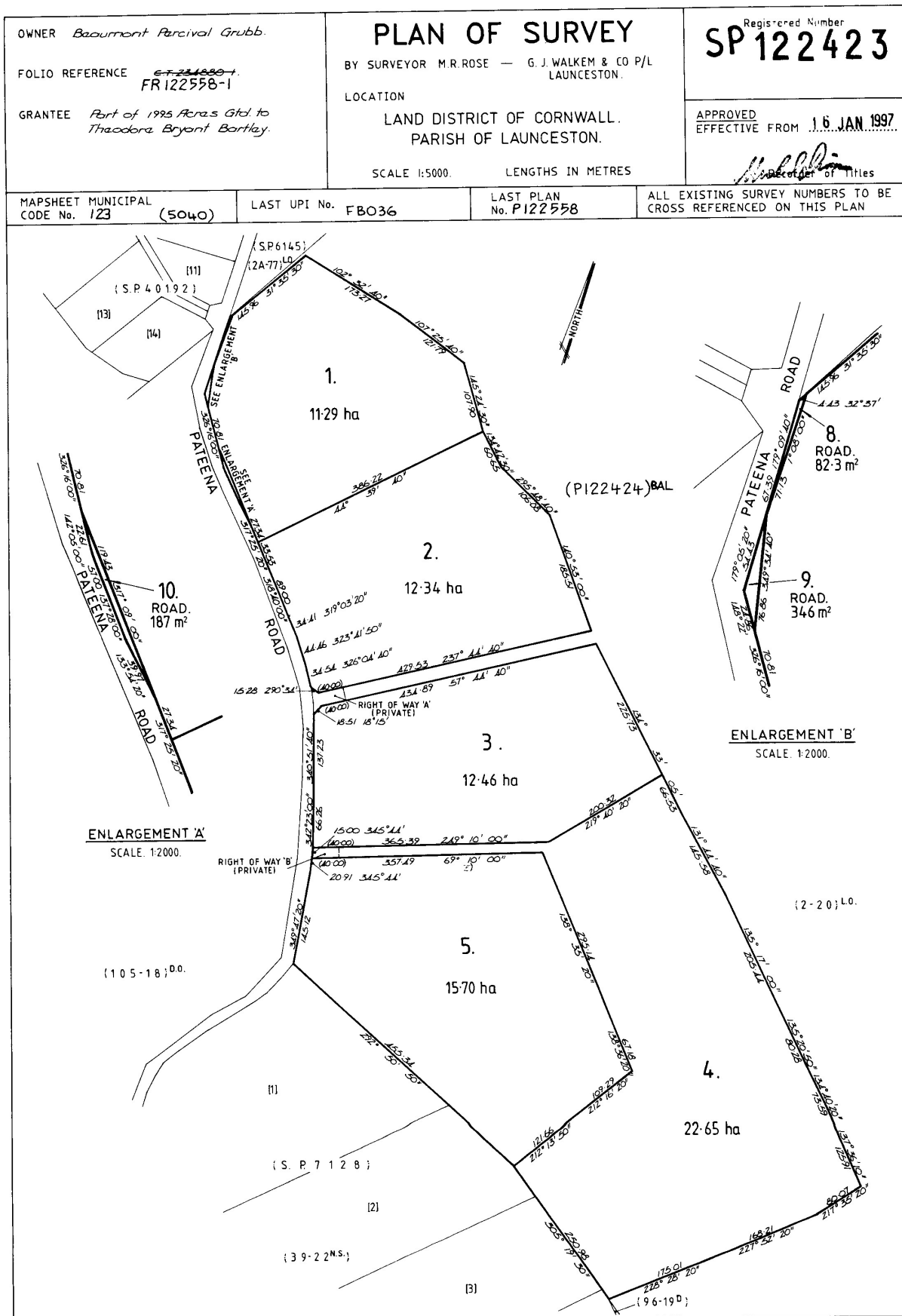
**Site address:** 187 PATEENA ROAD, LONGFORD TAS , 7301

**Title reference:** C/T: 122423/1

**Existing buildings on site:** RESIDENTIAL

**Existing use of site:** RESIDENTIAL

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



A-148




**Received**  
02.12.2025

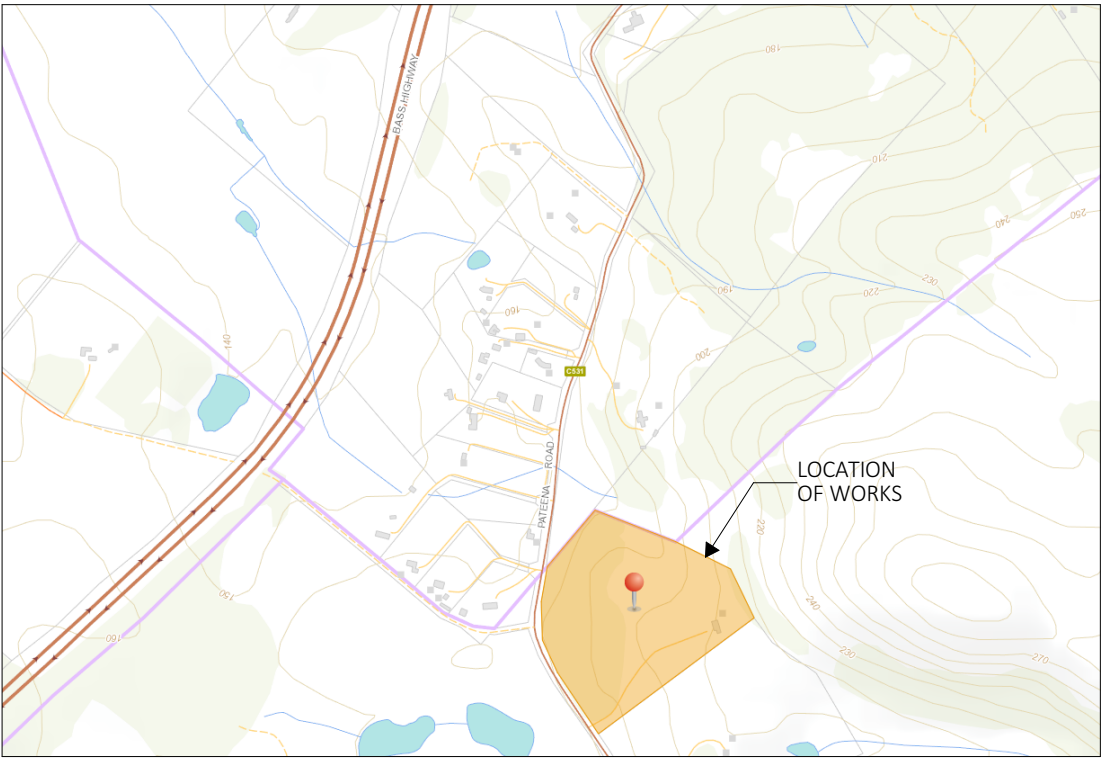
DRAWING #	DRAWING	Exhibited
PTN187-1	COVER PAGE	
PTN187-2	SITE PLAN	
PTN187-3	PART SITE PLAN	
PTN187-4	EXTERNAL SERVICES	
PTN187-5	FLOOR PLAN	
PTN187-6	ELEVATIONS	
PTN187-7	ELEVATIONS	
PTN187-8	PERSPECTIVES	



AREAS		COUNCIL	ZONE
	(m²)	NORTHERN MIDLANDS COUNCIL	RURAL LIVING
EXISTING DWELLING	314.39	LAND TITLE REFERENCE	122423/1
EXISTING ALFRESCO 1	39.14	PROPERTY ID	1781718
EXISTING ALFRESCO 2	24.78	LOT SIZE (M²)	111,799 ±
EXISTING CARPORT 1	63.90	BAL RATING	19
EXISTING CARPORT 2	72.00	DESIGN WIND CLASS	N3
EXISTING SHED 1	135.00	SOIL CLASSIFICATION	H1
EXISTING SHED 2	360.00	PLANNING OVERLAY	BUSHFIRE-PRONE AREAS, PRIORITY VEGETATION AREA, AIRPORT OBSTACLE LIMITATION AREA, LOW LANDSLIP HAZARD BAND
PROPOSED POOL HOUSE	77.90		
PROPOSED DECK	41.52		
PROPOSED PAVED AREA	44.34		

 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	<b>CLIENT/S:</b> ADAM & ADELE BEECHEY	<b>DRAWING COVER PAGE</b>	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	<b>COPYRIGHT:</b> 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.	<b>REV.</b> R1	<b>DATE</b> 17/11/2025	<b>DESCRIPTION</b> PLANNING	<b>DESIGNER</b>	M.L.	<b>JOB NUMBER</b> PTN187P
	<b>SITE ADDRESS:</b> 187 PATEENA ROAD, LONGFORD TAS , 7301.		<b>SIGNATURE:</b>	<b>DATE:</b>				<b>DRAWN</b>	B.L.W	<b>DRAWING</b> 1/8
			<b>SIGNATURE:</b>	<b>DATE:</b>				<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b> NTS

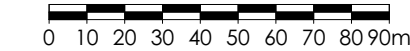




LOCALITY PLAN

NOT TO SCALE

AREA	m <sup>2</sup>
EXISTING DWELLING	314.39
EXISTING ALFRESCO 1	39.14
EXISTING ALFRESCO 2	24.78
EXISTING CARPORT 1	63.90
EXISTING CARPORT 2	72.00
EXISTING SHED 1	135.00
EXISTING SHED 2	360.00
PROPOSED POOL HOUSE	77.90
PROPOSED DECK	41.52
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DRAWING  
SITE PLAN

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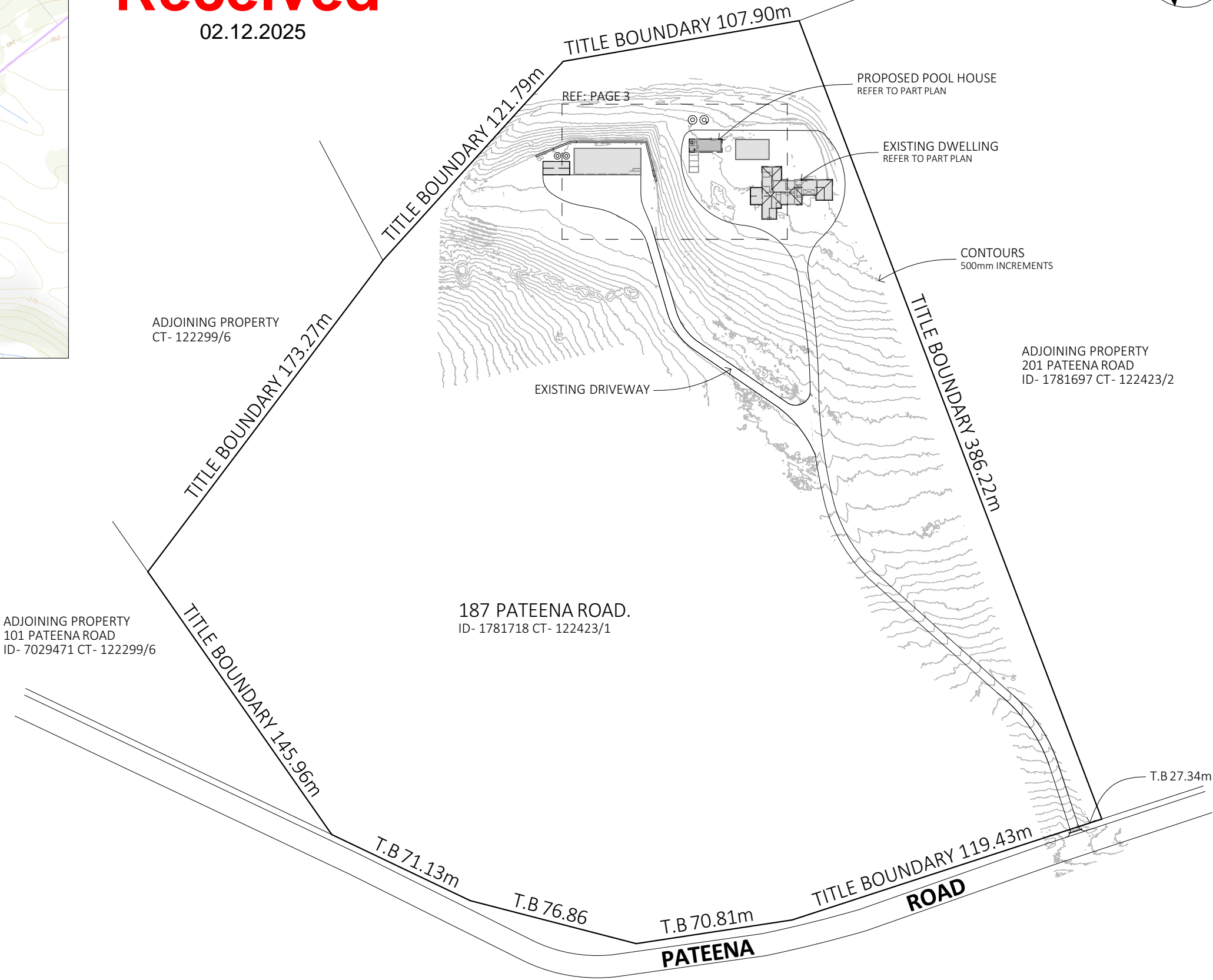
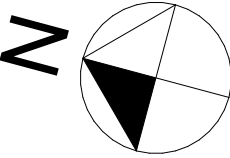
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R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	2/8
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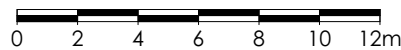
ADJOINING PROPERTY  
17115 MIDLAND HWY  
ID- 3009713 CT- 122424/1

Exhibited



A circle with a radius and a chord forming a 60-degree angle at the center. The sector formed by the radius, the chord, and the arc is shaded black.

## NEW. WATER TANKS



<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DESIGNER</b>	M.L.	<b>JOB NUMBER</b>	PTN187P
R1	17/11/2025	PLANNING				
			<b>DRAWN</b>	B.L.W	<b>DRAWING</b>	<b>3/8</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:250

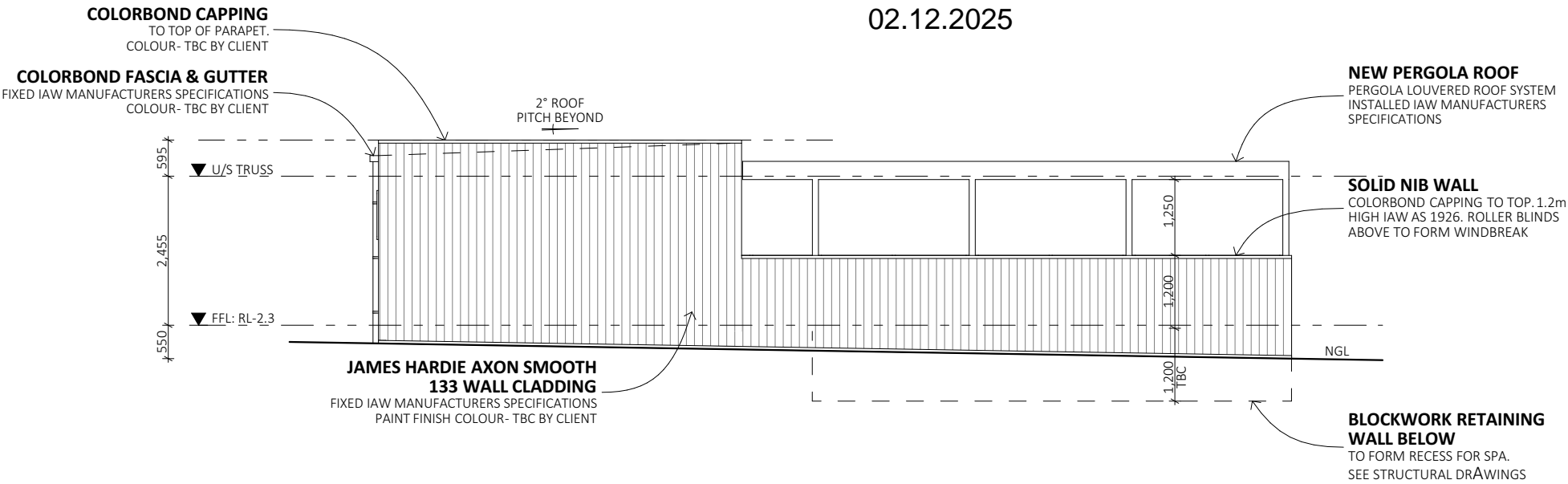


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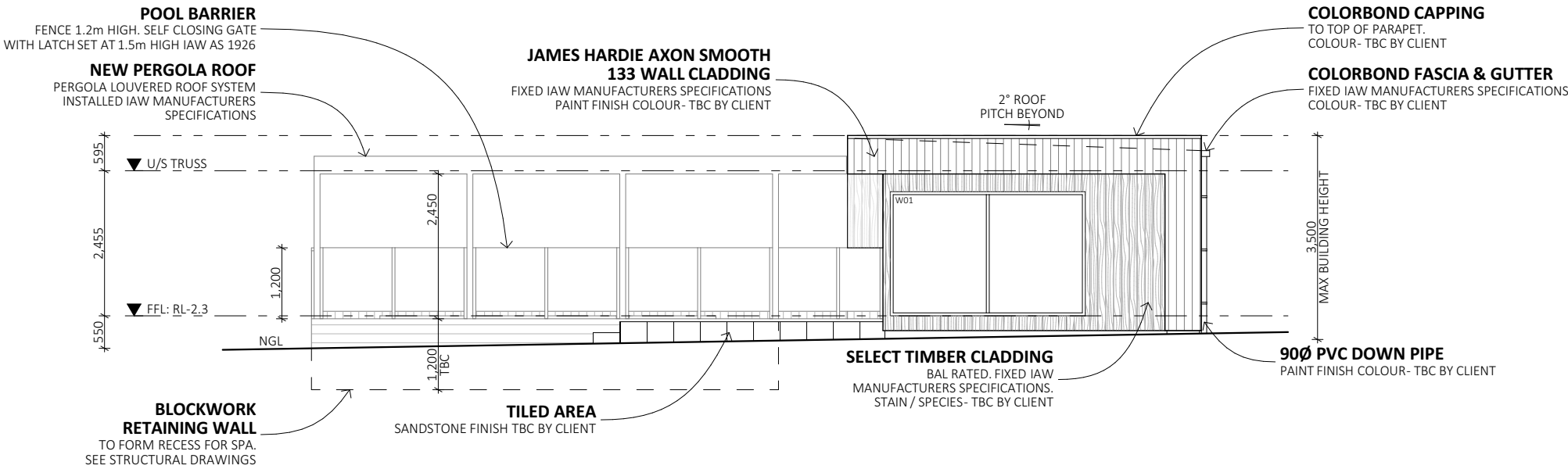
**DESIGN**  
TO LIVE

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PTN187P
R1	17/11/2025	PLANNING				
			<b>DRAWN</b>	B.L.W	<b>DRAWING</b>	<b>5/8</b>
			<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:100





NORTHERN ELEVATION



SOUTHERN ELEVATION



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LONGFORD TAS , 7301.

**DRAWING  
ELEVATIONS**

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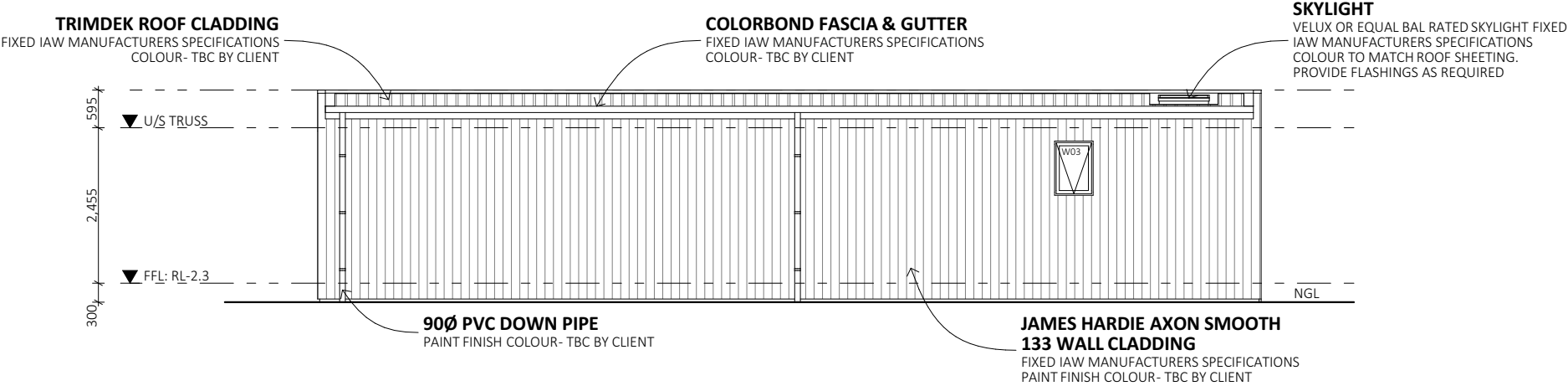
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			DRAWN	B.L.W	DRAWING	6/8
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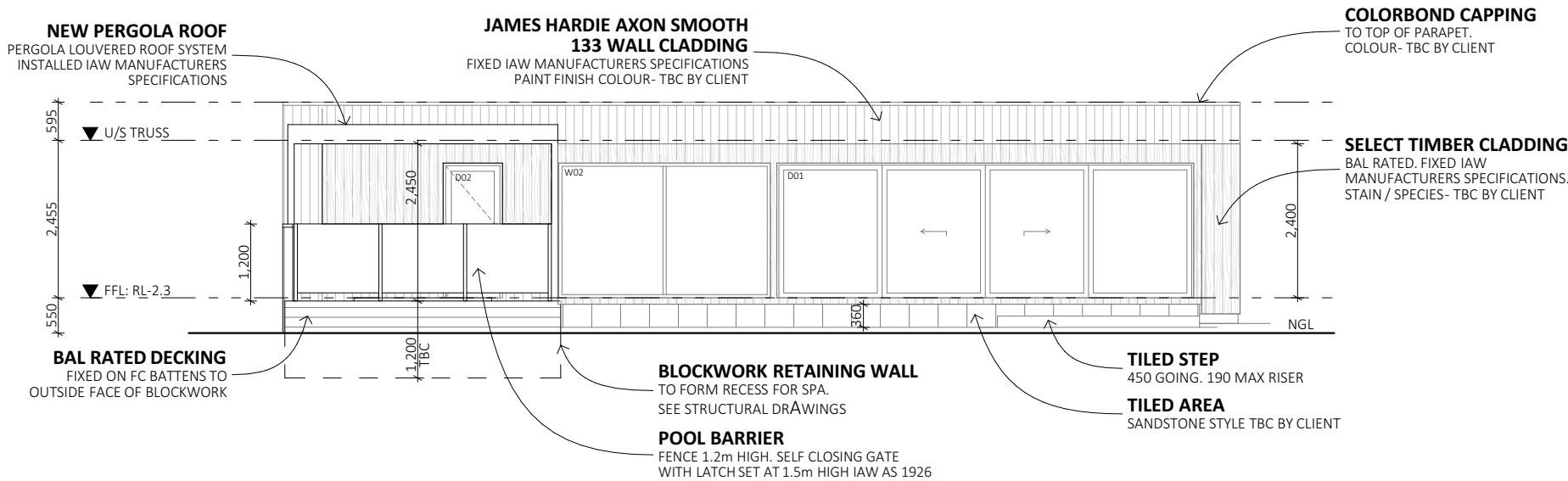
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EASTERN ELEVATION



WESTERN ELEVATION



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R1	17/11/2025	PLANNING				
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			CHECKED	M.L.	SCALE (@A3)	1:100





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**DRAWING  
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R1	17/11/2025	PLANNING	DRAWN	B.L.W	DRAWING	8/8
			CHECKED	M.L.	SCALE (@A3)	NTS