

This planning application is open for
public comment until
23 February 2026

Reference no	PLN-26-0008
Site	56 HOBHOUSE STREET LONGFORD
Proposed Development	Outbuilding (Shed & Carport)
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.)

The Proposal

Description of proposal: To build a 6x6.5m shed with car port attached. Please see attached Plans of Shed & location of it.

Driveway construction material:

The Land

Site address:

56 Hobhouse St Longford TAS 7501

Title reference:

C/T:

Existing buildings on site:

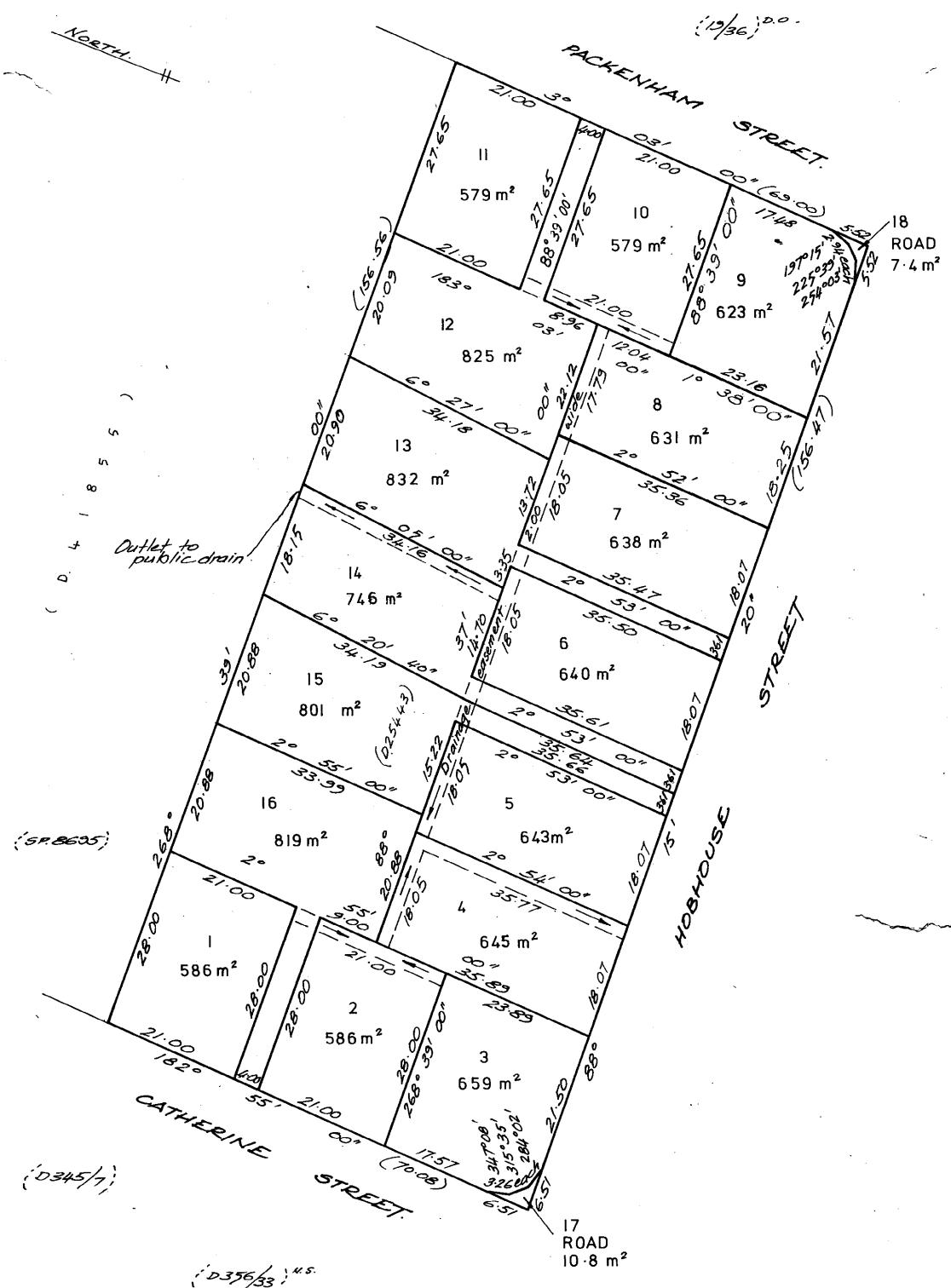
Existing use of site:

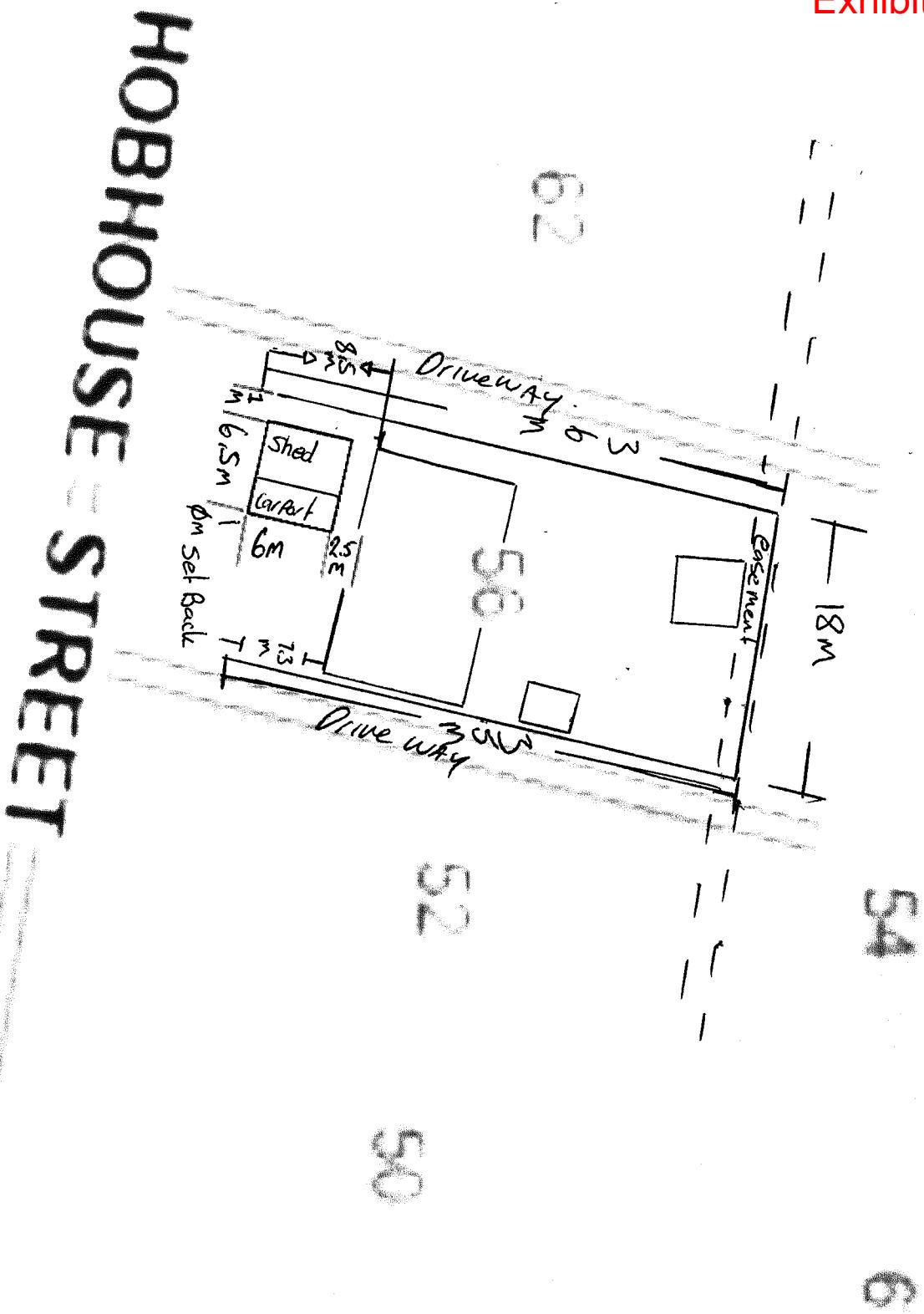
Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands

OSK 1110 1257 26250

Owner: F.C. & L.D. De Bruyn Pty Ltd.	PLAN OF SURVEY by Surveyor: G. J. Walker of land situated in the TOWN OF LONGFORD SECTION 85	Registered Number: S.P26250
Title Reference: CT. 4159/21		Approved 21 AUG 1985 Effective from: <i>E.R. Thompson</i> Recorder of Titles
Grantee: Part of 21, 28, 32 granted to George Griffiths.	SCALE 1:500. MEASUREMENTS IN METRES	

618/28/3 17/6/85

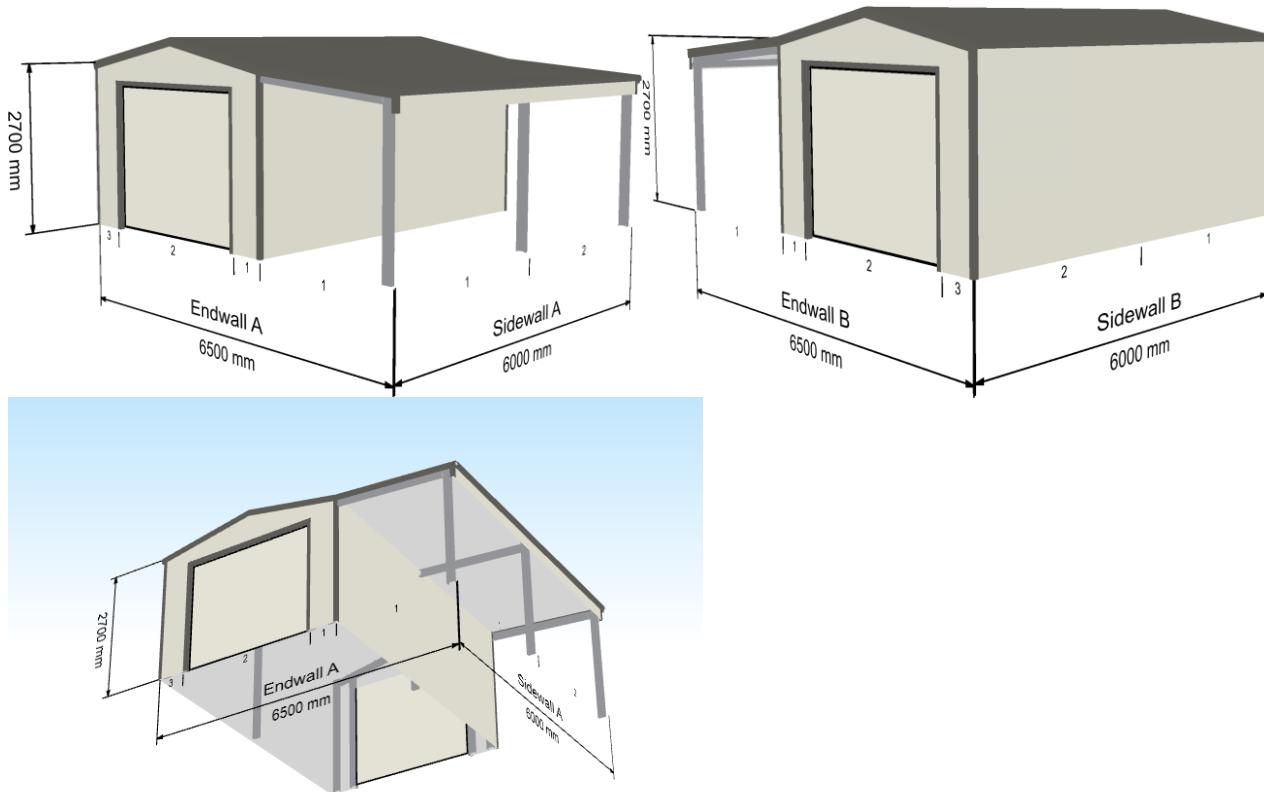




DETAILS OF MAIN BUILDING		DETAILS OF MAIN COMPONENTS	
Bay Width:	2 x 3.000 m	Roof Cladding:	0.42 Corro bmt - 0.48 Corro tct
Span:	4.000 m	Wall Cladding:	0.42 Corro bmt - 0.48 Corro tct
Length(total):	6.000 m	Columns:	C15015 "C" Purlin, Fixed with heavy duty plates and bolts
Eave Height:	2.700 m	Rafters:	C15015 "C" Purlin, Fixed with heavy duty plates and bolts
Overall Height:	3.089 m	Purlins:	TH64075 purlin fixed with heavy duty framing teks
Roof Pitch:	11 deg	Girt:	TH64075 girt fixed with heavy duty framing teks
Left Lean-to:	N/A	Gutter:	Quad
Right Lean-to:	Span: 2.500 m, Length: 6.000 m, Height: 2.481 m, Roof Pitch: 5 deg degrees, All Leanto Walls Open	Downpipes:	To ground level
Front Garaport:	0.000 m		
Back Garaport:	0.000 m		

BUILDING LAYOUT (Quote #: 2732737046)

Note: Garaport length is included in Length(total) shown above.



PRICING

Kit Price (Inc GST)	\$6,780.00 (\$4,745.00 with Grand Slam Discount, order by Wednesday 21st 5pm.)
Delivery	Delivery not included – Custom Delivery Price Required – Price TBC
TOTAL (inc GST)	

To whom it may concern,

Re: Planning Application PLN-26-0008

Outbuilding (Shed & Carport) at 56 Hobhouse Street, Longford

I write in response to the Request for Further Information issued in accordance with section 51(1AC) of the Land Use Planning and Approvals Act 1993. Please find the requested information addressed below.

1. Amended Planning Application Form – Owner Notification

An amended planning application form has been provided, which includes a completed declaration at the bottom of the first page confirming that the second owner of the property has been notified of the application.

2. Schedule of Easements

A copy of the certificate of title, including the schedule of easements listed in the folio and shown on the plan, has been provided for assessment.

3. Driveway Crossover / Apron

There is no proposed extension or modification to the existing driveway crossover or apron between the road surface and the front property boundary. The existing crossover will remain unchanged, and no updated site plan is required in this regard.

4. Performance Criteria P2 – Clause 8.4.2 (Primary Frontage Setback)

The proposed outbuilding is located at a setback of approximately 0 metres from the primary frontage, which is less than the 5.5 metre acceptable solution and is therefore assessed against Performance Criteria P2 of Clause 8.4.2 of the Tasmanian Planning Scheme – Northern Midlands.

The proposed setback is considered to be compatible with the established pattern of development along Hobhouse Street and its immediate surrounds. In particular, there are existing garages and carports within the streetscape that are located at similar or lesser setbacks to the primary frontage.

Notable examples include:

66 Pakenham Street (corner of Hobhouse Street and Pakenham Street), where the outbuilding is set back approximately 0 metres from the frontage; and

63 Pakenham Street (corner of Hobhouse Street and Pakenham Street, opposite the subject site), where the outbuilding is set back approximately 0 metres from the frontage.

These examples demonstrate that reduced setbacks for garages and carports are an established and accepted characteristic of the local streetscape. The proposed outbuilding at 56 Hobhouse Street will not appear visually dominant, nor will it be out of character when viewed in the context of surrounding development.

Accordingly, the proposal satisfies Performance Criteria P2 by achieving a setback that is compatible with existing garages and carports in the street and maintaining consistency with the prevailing built form.

I trust the above information adequately addresses the matters raised. Please do not hesitate to contact me should any further clarification be required.

Kind regards,