

Exhibited

This planning application is open for
public comment until
31 August 2026

Reference no	PLN-26-0045
Site	12 KEPPOCH LANE PERTH
Proposed Development	Outbuildings (Shed & 40ft shipping container), retaining walls and concrete hardstand
Zone	11.0 Rural Living
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)

5.8.2026

Office Use Only:



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:

Construction of a new 20m x 12m Colorbond shed, associated concrete hardstand, sandstone and locally sourced rock retaining walls and one auxiliary 40 foot shipping container for storage of vintage car and tractor.

Driveway construction material:

the existing driveway 2-coat cob seal

The Land

Site address:

12 Keppoch Lane
Perth Tas 2300

Title reference:

C/T: 186410/18

Existing buildings on site:

exty. single dwelling (approx 200m²)

Existing use of site:

Residential (rural living)

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

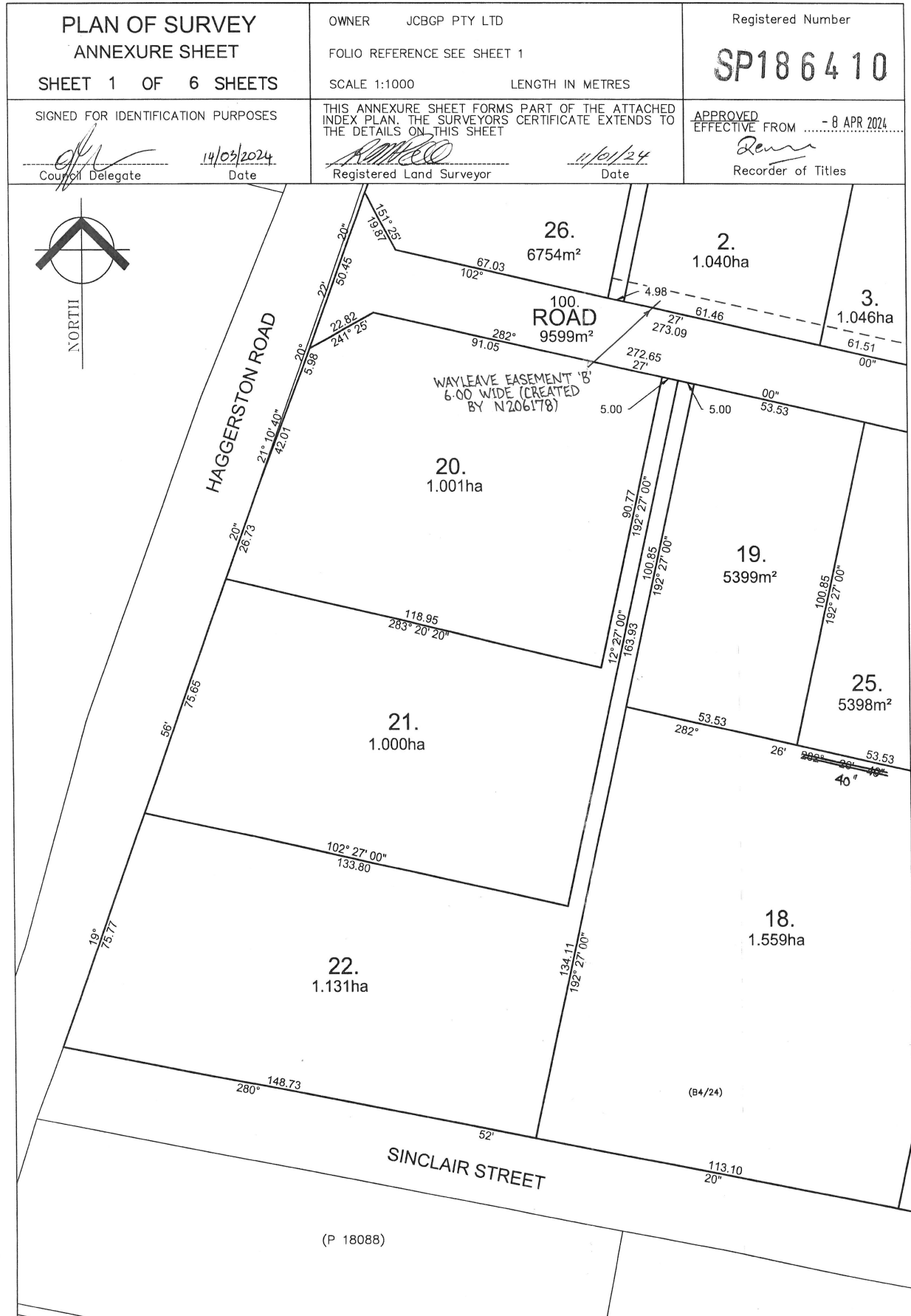
Variation to clause 11.4.1 P1 (site coverage) and
Clause 11.4.2 P3 (retaining wall setback).

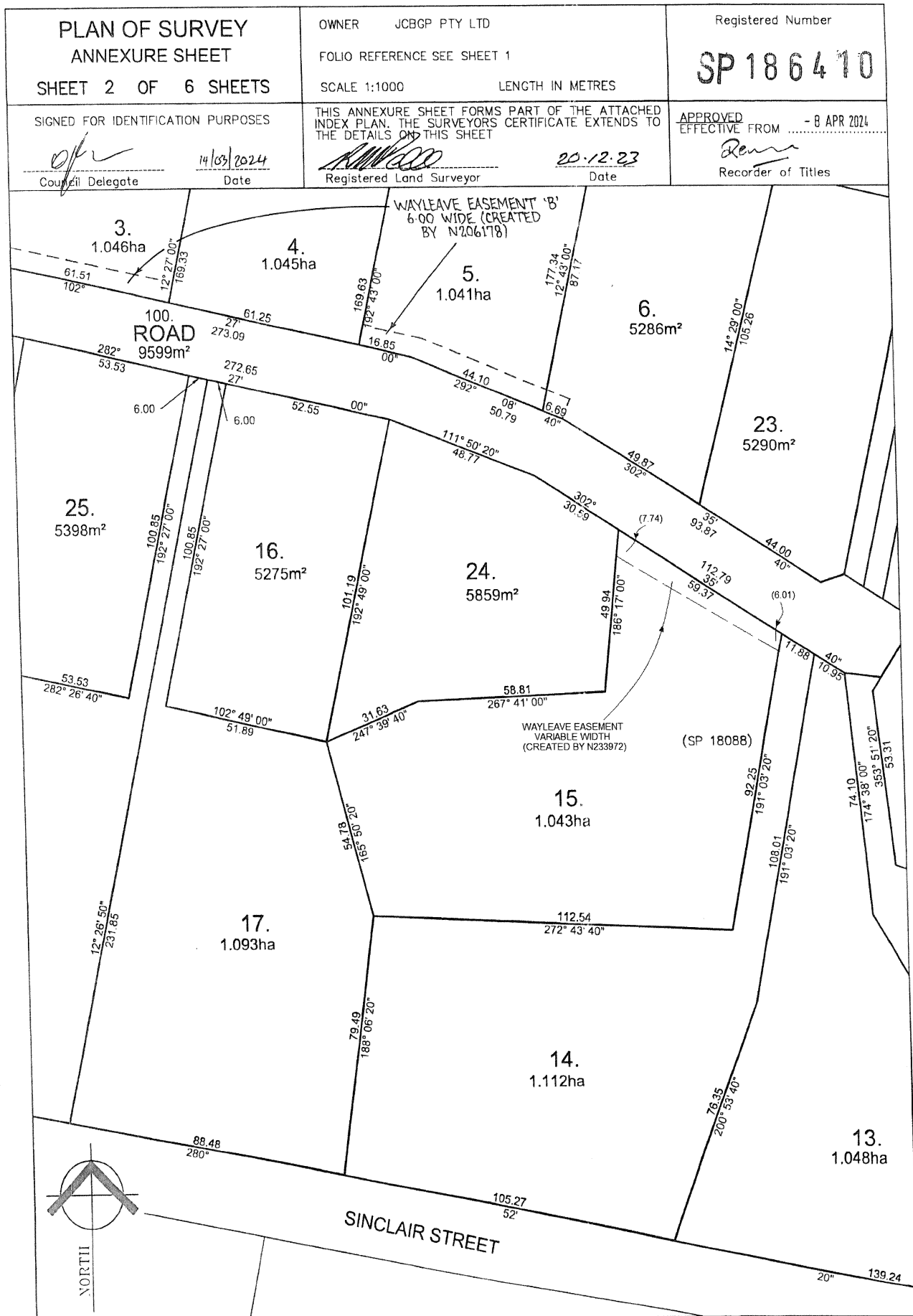
- Refer attached Planning Assessment Report.
- Refer attached Response to additional information Request (ALN-26-0015).

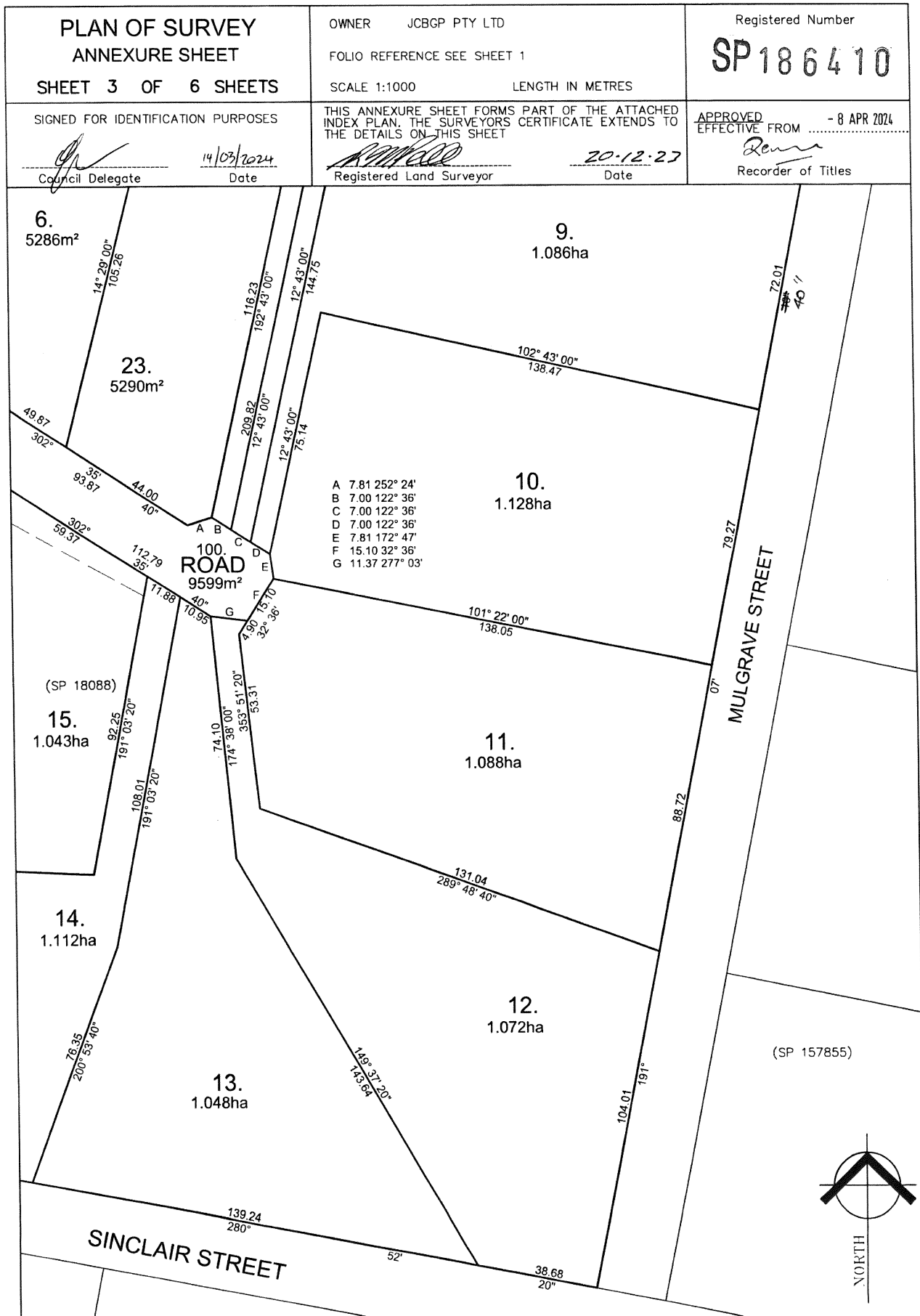
OWNER JCBGP PTY LTD FOLIO REFERENCE C.T. 37065/100 C.T. 18088/7, C.T. 18088/1 GRANTEE PART OF 23°3'33" AND PART OF LOT 1 GRANTED TO FREDRICK JAMES HOUGHTON WHOLE OF 22°2'11.1/2" GRANTED TO GEORGE GRIFFITHS AND WHOLE OF 5°3'34" GRANTED TO WILLIAM HOYLE		PLAN OF SURVEY BY SURVEYOR R. M. PECK LOCATION TOWN OF PERTH CORNWALL - PERTH SCALE 1:3000 LENGTHS IN METRES		Registered Number SP186410 APPROVED EFFECTIVE FROM - 8 APR 2024 Recorder of Titles			
MAPSHEET MUNICIPAL CODE No (123)		LAST UPI No		LAST PLAN No. D37065 & P18088		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

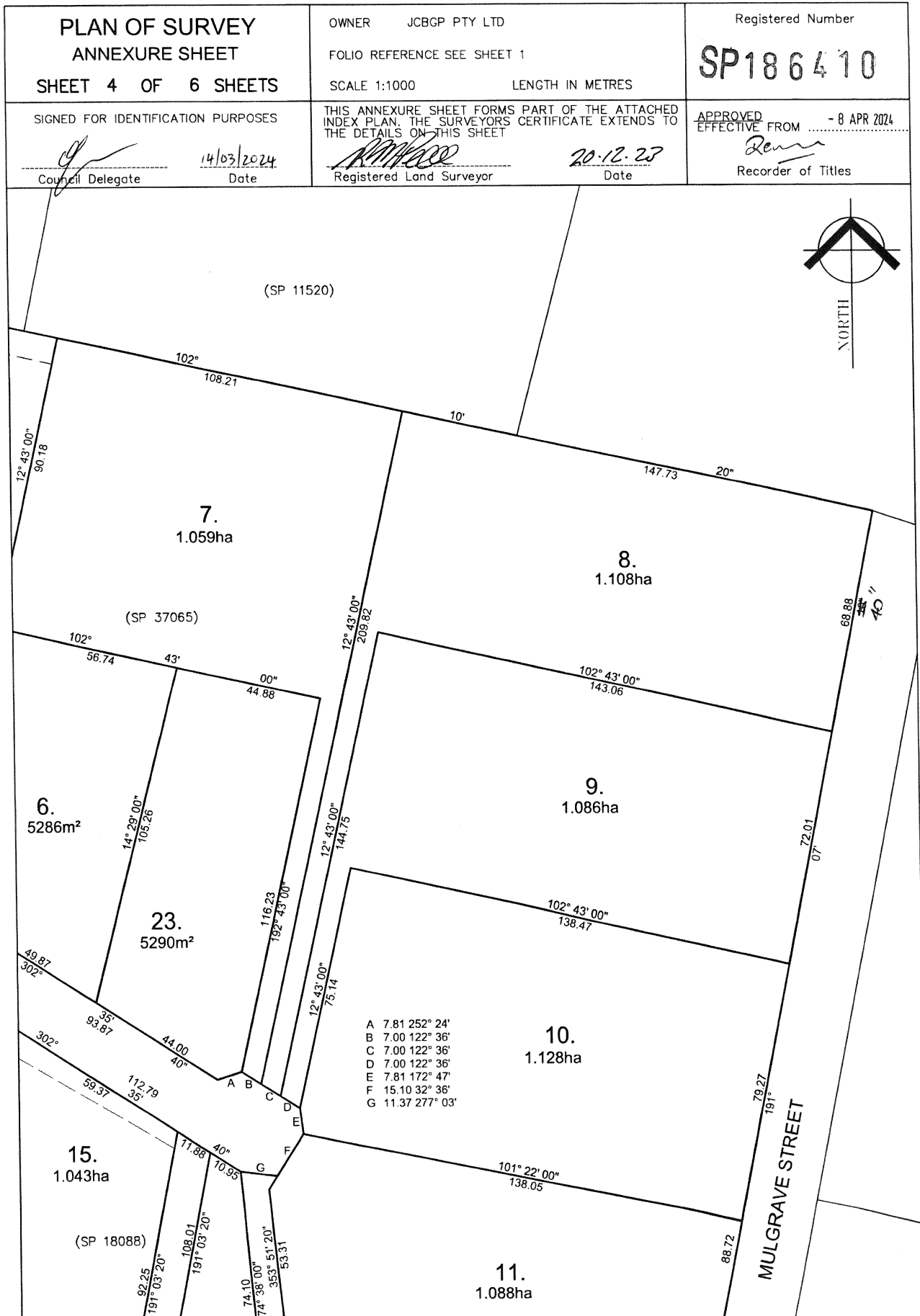
The map shows a grid of 26 numbered lots. Lot 1 is 5777m². Lot 26 is 6754m² PUBLIC OPEN SPACE. Lot 2 is 1.040ha. Lot 3 is 1.046ha. Lot 4 is 1.045ha. Lot 5 is 1.041ha. Lot 7 is 1.059ha (SP 37065). Lot 8 is 1.108ha. Lot 9 is 1.086ha. Lot 10 is 1.128ha. Lot 11 is 1.088ha. Lot 12 is 1.072ha. Lot 13 is 1.048ha. Lot 14 is 1.112ha. Lot 15 is 1.043ha (SP 18088). Lot 17 is 1.093ha. Lot 18 is 1.559ha. Lot 19 is 5399m². Lot 20 is 1.001ha. Lot 21 is 1.000ha. Lot 22 is 1.131ha. Lot 23 is 5290m². Lot 24 is 5859m². Lot 25 is 5398m². Lot 26 is 6754m². A 100m ROAD runs through the center. Roads include MIDLAND HIGHWAY, HAGGERSTON ROAD, SINCLAIR STREET, and MULGRAVE STREET. Easements include DRAINAGE EASEMENT 'A' 8.00 WIDE and WAYLEAVE EASEMENT 'B' 6.00 WIDE (CREATED BY N206178). Survey numbers include (P 2602), (B4/36) (D 37065), (SP 11520), (P 17456), (SP 157855), (SP 184317), (P 18088), (S.P.183432), and (SP 143775).

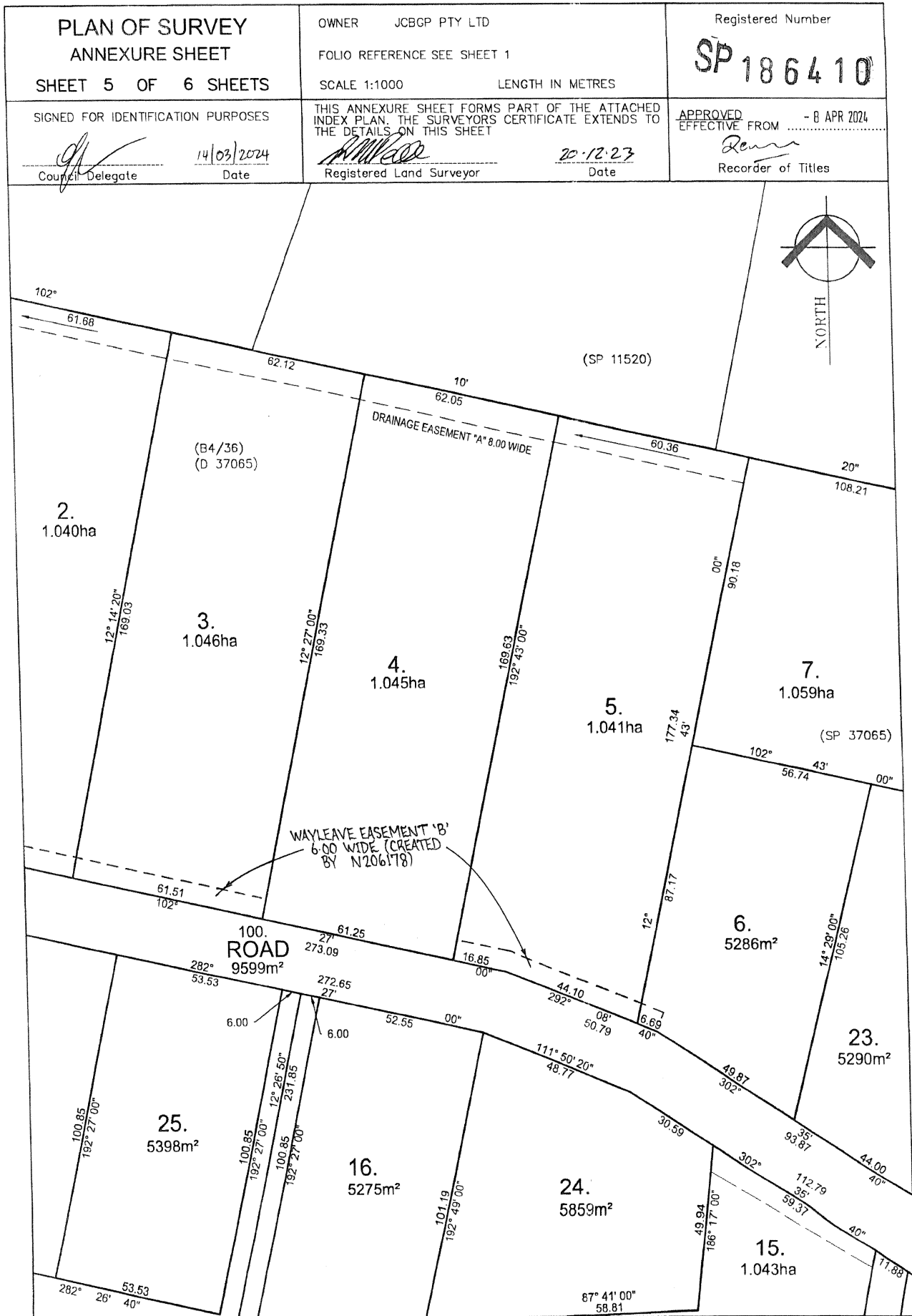
 REGISTERED LAND SURVEYOR	 COUNCIL DELEGATE
11/01/24 DATE	14/3/2024 DATE

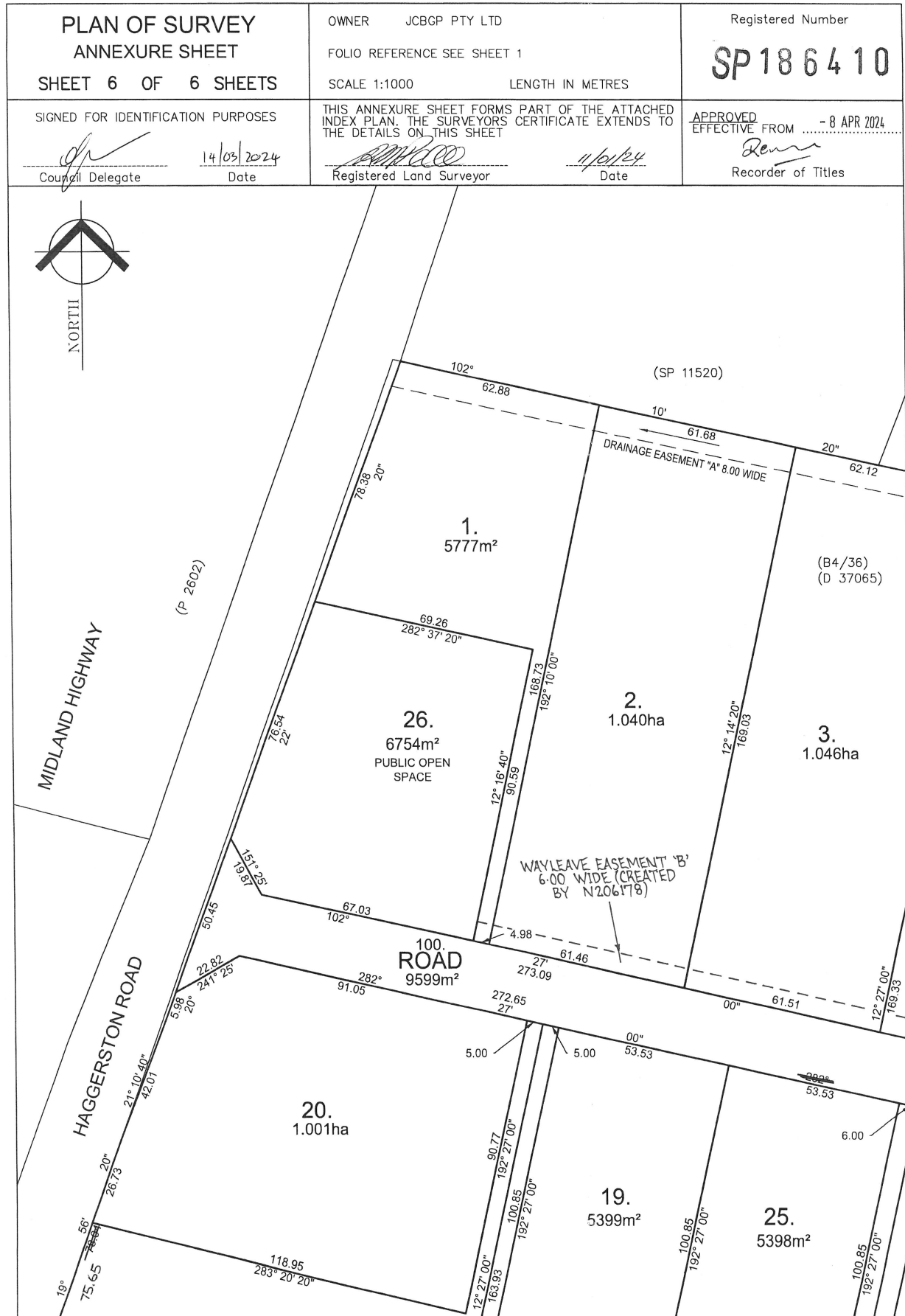












Planning Assessment Report & Response to Additional Information Request

Planning Application	PLN-26-0045
Proposal	Construction of a new outbuilding and associated works
Property	12 Keppoch Lane, Perth TAS 7300
Applicants	Trent Apps McCarthy & Jaime Lee McCarthy

Prepared in response to Northern Midlands Council's Additional Information Request

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1. Introduction

This Planning Assessment Report has been prepared in response to Northern Midlands Council's Additional Information Request for Planning Application PLN-26-0045.

The purpose of this report is to:

- Respond to each item raised by Council
- Outline the amendments made to the proposal
- Demonstrate compliance with the Tasmanian Planning Scheme – Northern Midlands
- Provide sufficient information to enable Council to complete its assessment of the application

2. Development Summary

Item	Details
Property	12 Keppoch Lane, Perth TAS 7300
Title	Volume 186410 Folio 18
Registered Owners	Trent Apps McCarthy & Jaime Lee McCarthy
Existing Residence	Approximately 200 m ²
Proposed Outbuilding	20.0 m × 12.0 m Colorbond-clad Outbuilding (240 m ²)
Total Building Area	Approximately 440 m ²
Site Area	Approximately 16,000 m ²
Total Site Coverage	Approximately 2.75%

3. Background

Following Council's preliminary assessment of the application, additional information was requested.

Since lodging the original application, the proposal has been reviewed and amended to simplify the development and address the matters raised by Council.

The following items have been removed from the application:

- Relocation of the existing 10,000 litre bushfire water tank
- All proposed access works
- Associated driveway alterations

The amended drawings submitted with this response supersede the original application drawings where applicable.

4. Summary of Amended Proposal

The amended proposal now comprises:

- Construction of a new 20.0 m × 12.0 m Colorbond-clad outbuilding
- Associated concrete hardstand
- Sandstone or locally sourced rock retaining walls
- One ancillary 40-foot shipping container
- Existing sealed driveway retained
- Existing bushfire water tank retained in its approved location

No changes are proposed to the approved Bushfire Hazard Management Plan.

5. Response to Additional Information Request

Item 1 – Owner Notification

An amended Planning Application Form accompanies this submission.

Both registered owners have completed and signed the application form.

Item 2 – Description of Development

The Planning Application Form has been amended.

The proposed development now comprises:

- Construction of a new 20.0 m × 12.0 m Colorbond-clad outbuilding
- Associated concrete hardstand
- Sandstone or locally sourced rock retaining walls
- One ancillary 40-foot shipping container

The following items have been removed from the application:

- Relocation of the existing bushfire water tank
- All proposed access works

Item 3 – Certificate of Title

A current Certificate of Title accompanies this submission.

Item 4 – Retaining Wall Details

Additional retaining wall drawings have been prepared to provide further information regarding the proposed retaining walls.

The drawings include:

- Retaining wall elevations
- Wall cross-sections
- Construction details
- Geofabric separation
- Free-draining crushed rock backfill
- A garden bed between the retaining wall and driveway to assist with the management of surface water

The retaining wall has been designed as a free-draining structure. Surface water will be managed by the adjacent garden bed, allowing water to naturally infiltrate into the surrounding ground. As a result, no additional subsoil drainage is considered necessary for the proposed retaining wall.

These details provide the additional information requested by Council and demonstrate the proposed construction methodology for the retaining walls.

Item 5 – Setbacks

Amended site plans identify setbacks to:

- The proposed outbuilding
- Retaining walls
- Property boundaries

The bushfire water tank is no longer proposed to be relocated and therefore remains outside the scope of this application.

Item 6 – Shipping Container

The proposed 40-foot shipping container forms part of the application.

The container will be used for ancillary domestic storage and the storage of vintage vehicles and tractors associated with the residential use of the property.

The container is not proposed to be used for commercial, industrial or business purposes.

Its location and appearance are shown on the amended plans.

The container is considered an ancillary structure that supports the ongoing residential use of the property and is consistent with the Rural Living character of the locality.

Item 7 – Clause 11.4.1 P1 – Site Coverage

Existing Residence	Approximately 200 m ²
Proposed Outbuilding	240 m ²
Total Building Area	Approximately 440 m ²
Site Area	Approximately 16,000 m ²
Total Site Coverage	Approximately 2.75%

The proposal exceeds the 400 m² acceptable solution by approximately 40 m². However, this variation is modest in the context of a 16,000 m² Rural Living property.

The proposed development will occupy only 2.75% of the site, leaving more than 97% of the land as open space.

The proposal:

- Maintains the spacious Rural Living character of the locality
- Provides substantial open space
- Has negligible impact on adjoining properties
- Does not result in unreasonable visual bulk
- Will not adversely affect residential amenity
- Remains ancillary to the existing dwelling

Comparison with Surrounding Development

The performance criteria require consideration of whether the proposal is consistent with the established character of the surrounding locality. A review of nearby properties within Keppoch Lane demonstrates that several properties exceed the 400 m² acceptable solution and have substantially greater site coverage than the proposed development.

Property	Approx. Site Area	Approx. Building Area	Approx. Site Coverage
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Property	Approx. Site Area	Approx. Building Area	Approx. Site Coverage
12 Keppoch Lane (Proposed)	16,000 m ²	440 m ²	2.75%
2 Keppoch Lane	~10,010 m ²	~1,000 m ²	~10.0%
16 Keppoch Lane	~5,275 m ²	~420 m ²	~8.0%
18 Keppoch Lane	~5,859 m ²	~530 m ²	~9.0%

The comparison demonstrates that, although the proposed total building area marginally exceeds the acceptable solution, the overall intensity of development is substantially lower than comparable properties within the immediate locality.

The proposed development has the lowest site coverage of the examples reviewed despite being located on the largest allotment. More than 97% of the site will remain undeveloped, ensuring the spacious rural living character of the property is maintained.

The proposed outbuilding will not dominate the site, adversely affect neighbouring properties or result in an overdevelopment of the land.

Accordingly, it is considered that the proposal satisfies the intent of the performance criteria under clause 11.4.1 P1.

Item 8 – Clause 11.4.2 P3 – Retaining Wall Setback

The retaining wall has been designed to minimise excavation while following the site's natural topography.

The wall:

- Follows existing ground levels
- Is constructed from sandstone or locally sourced rock
- Integrates with the surrounding rural landscape
- Provides a more visually appealing outcome than the existing gravel batter adjoining the driveway
- Avoids unnecessary earthworks

The proposed retaining wall will replace the existing exposed gravel batter with a natural stone retaining wall and landscaped garden bed. This will improve the visual appearance of the driveway and surrounding area while remaining sympathetic to the Rural Living character of the locality.

The proposal satisfies the intent of Clause 11.4.2 P3.

Item 9 – Access

The application has been amended.

No new access works are proposed.

The existing sealed driveway remains unchanged.

Accordingly, clause C2.6.1 P1 is no longer applicable to the amended application.

Item 10 – Bushfire Water Tank

The existing 10,000 litre static bushfire water supply remains in its approved location.

No amendments are proposed to the endorsed bushfire hazard management plan.

This matter has therefore been addressed through amendment of the proposal.

6. Planning Assessment

The amended proposal is considered consistent with the objectives of the rural living zone.

The development:

- Remains ancillary to the existing dwelling
- Occupies only approximately 2.75% of the site
- Preserves the open rural living character of the locality
- Maintains neighbouring amenity
- Removes unnecessary access works
- Retains the approved bushfire arrangements
- Responds appropriately to the site's topography through modest retaining walls

The proposal is considered to satisfy the applicable Performance Criteria of the Tasmanian Planning Scheme – Northern Midlands.

7. Conclusion

This report addresses each matter raised by Northern Midlands Council in the additional information request.

The proposal has been amended to simplify the development and remove those aspects that generated additional assessment requirements.

It is respectfully submitted that the enclosed amended plans and supporting documentation provide sufficient information for Northern Midlands Council to complete its assessment of planning application PLN-26-0045.

8. Attachments

- Amended planning application Form
- Current certificate of title
- Folio plan
- Amended drawing set (P01–P06)
- Planning assessment report and response to additional information request
- Supporting retaining wall details

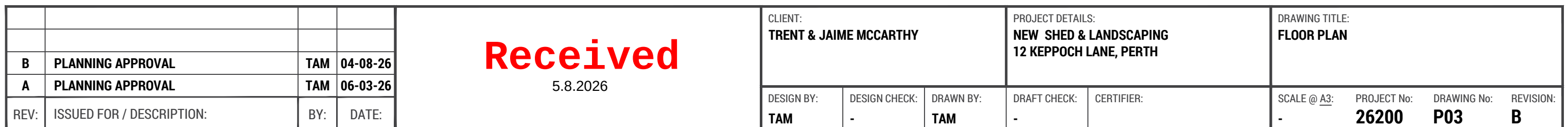


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A	PLANNING APPROVAL	TAM	06-03-26										
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:										

Exhibited



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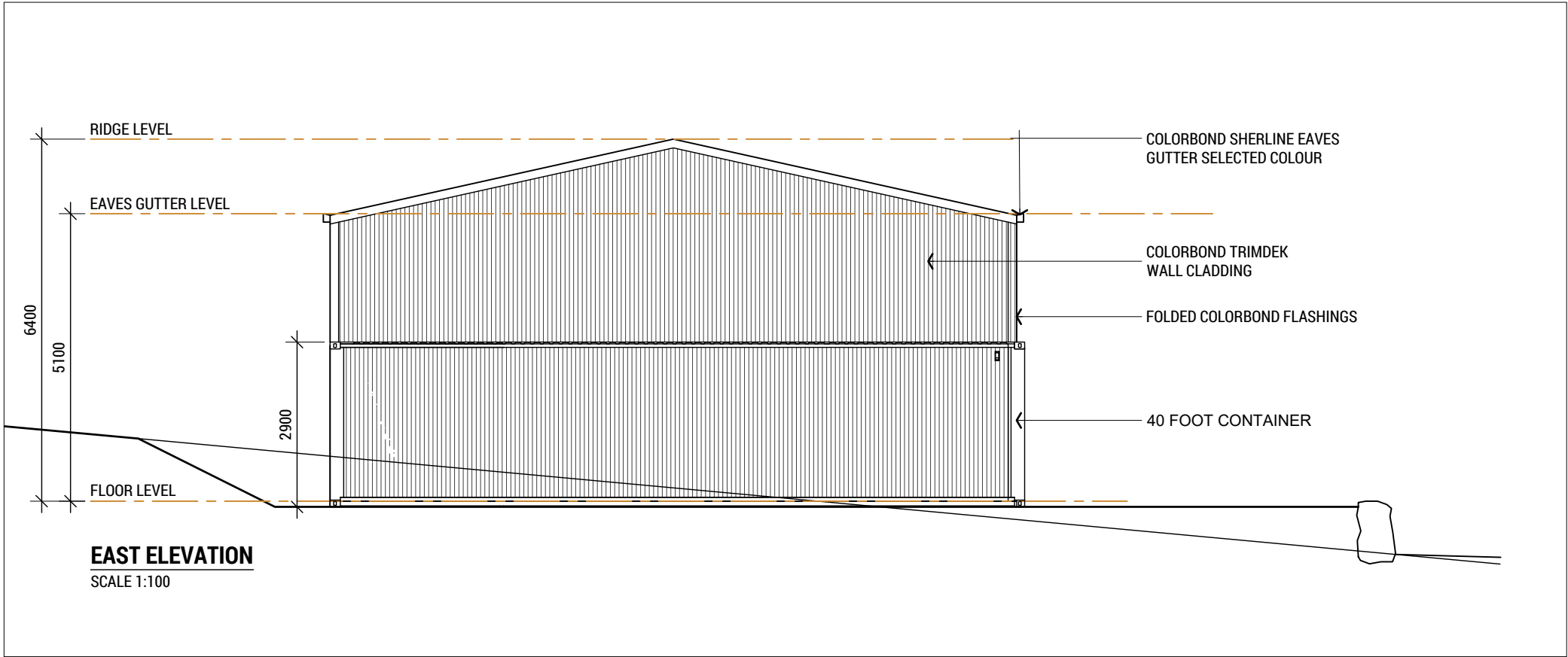
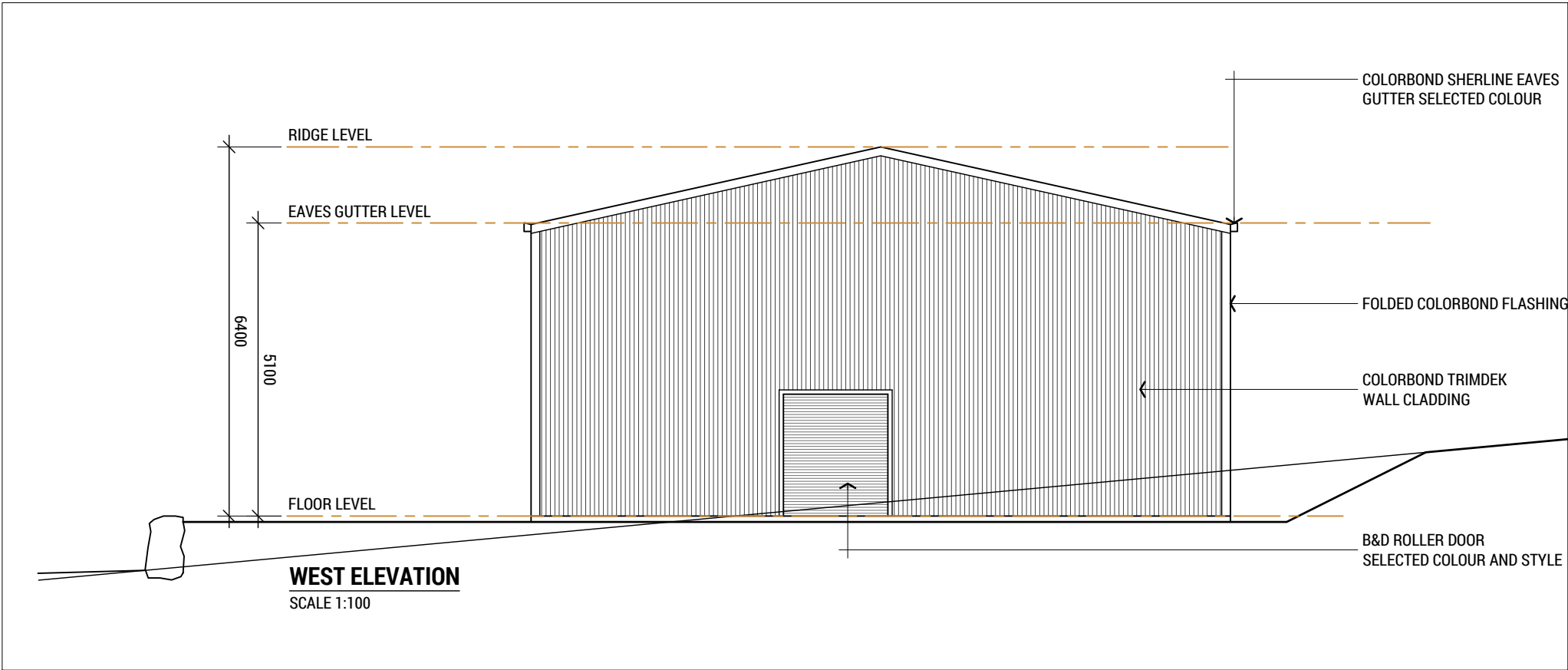
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DRAWING TITLE:
ELEVATIONS - SHEET 1

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Exhibited



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