

# Exhibited

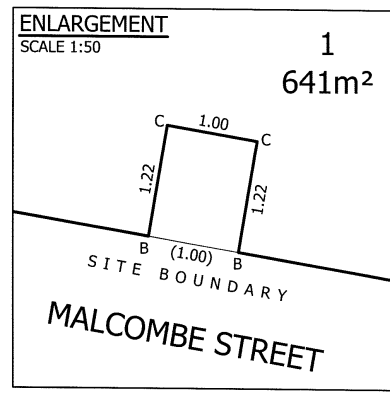
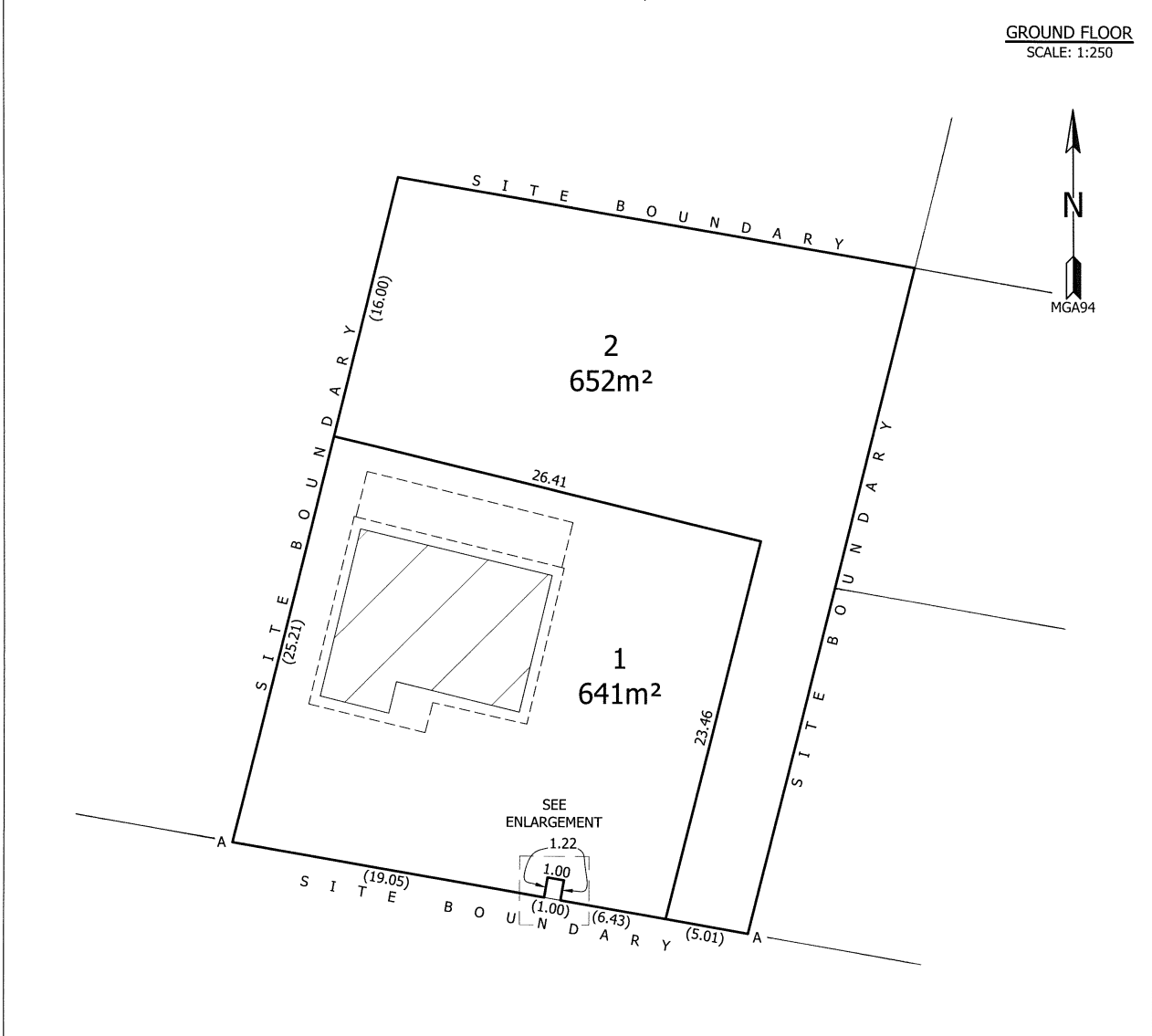
This planning application is open for  
public comment until  
04 May 2026

Reference no	<b>PLN-26-0050</b>
Site	<b>U 1/44 MALCOMBE STREET LONGFORD</b>
Proposed Development	<b>Outbuilding (garage)</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)

<p><b>STRATA PLAN</b></p> <p>NEW SHEET 2 OF 3 SHEETS (PURSUANT TO E 253393)</p>	<p><b>WOOLCOTT SURVEYS</b></p>	<p>STRATA TITLES ACT 1998</p>	<p>Registered Number</p> <p><b>177887</b></p>
		<p><i>[Signature]</i></p> <p>Council Delegate</p>	<p>18-3-21</p> <p>Date</p>



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

1. THE SITE BOUNDARIES;
2. MEASUREMENT WHERE BOUNDARY IS OPEN.

OPEN BOUNDARY (B - C) IS PERPENDICULAR TO SITE BOUNDARY (A - A).  
OPEN BOUNDARY (C - C) IS PARALLEL TO SITE BOUNDARY (A - A).

(SEE SEPARATE SURVEY NOTES FOR DEFINITION OF OPEN BOUNDARIES)

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.0 METRES BELOW GROUND LEVEL TO 10.0 METRES ABOVE GROUND LEVEL.

*[Signature]* 6/11/20

Registered Land Surveyor Date



**Received**

27.3.2026

# 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:

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## The Proposal

**Description of proposal:**

Proposed outbuilding and new crossover

**Driveway construction material:** Concrete

## The Land

**Site address:** Unit 1 44 Malcombe Street Longford 7301

**Title reference:** C/T: 177887/1

**Existing buildings on site:** 1 dwelling

**Existing use of site:** Residential

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

The location for the proposed garage has been made to maximise the available space, to best accommodate the recreational and operational needs of the occupants. The occupants require vehicle storage without sacrificing the limited outdoor space for clothes drying, relaxation, entertaining and children's play.

Examples of nearby existing outbuildings constructed on or near property boundaries have been attached for consideration as precedents. These examples present a similar visual impact to each respective street. All examples are general residential zoned properties in the streets surrounding the subject site and contributing to the greater streetscape of the neighbourhood.



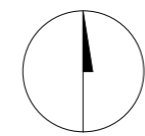
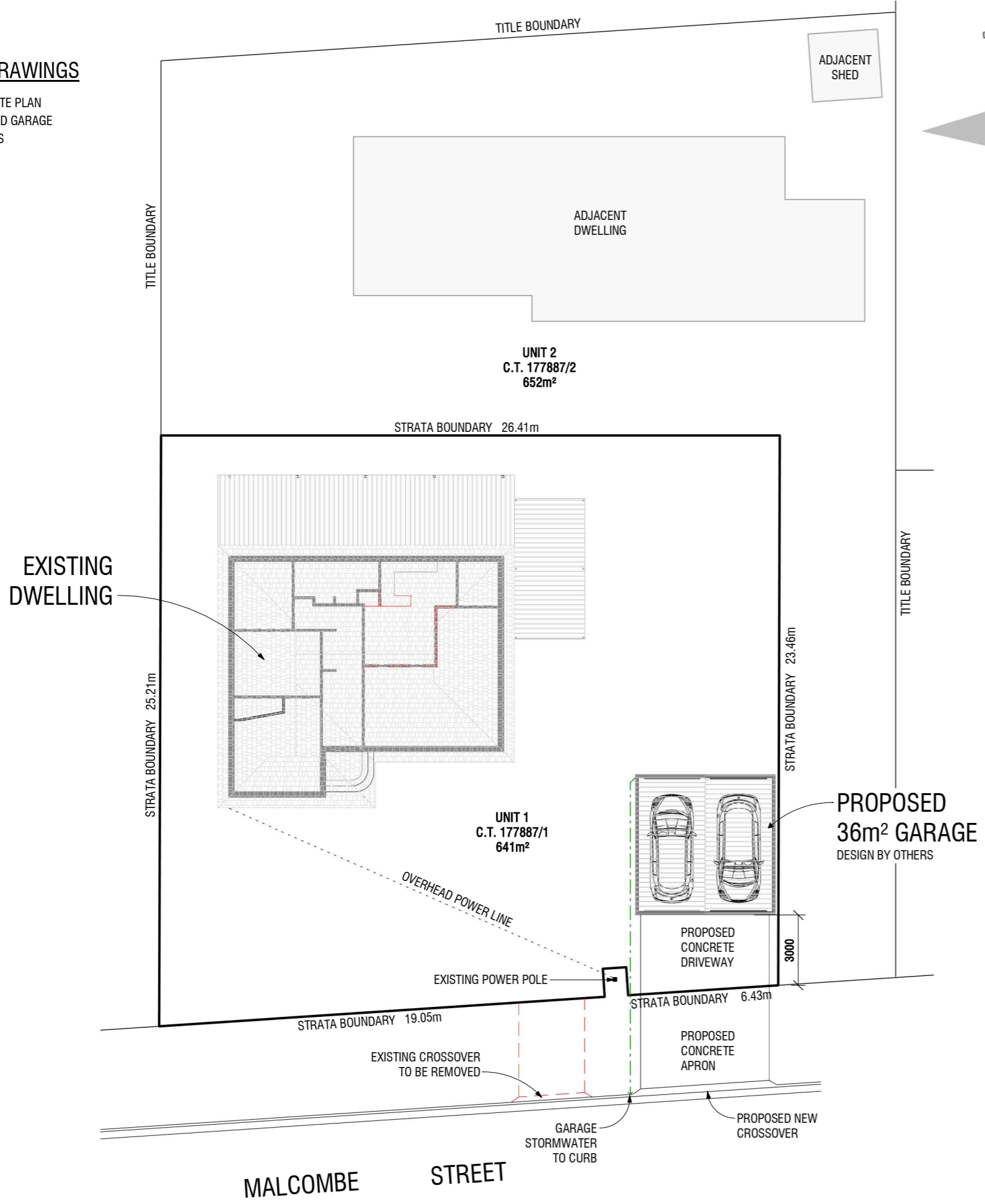
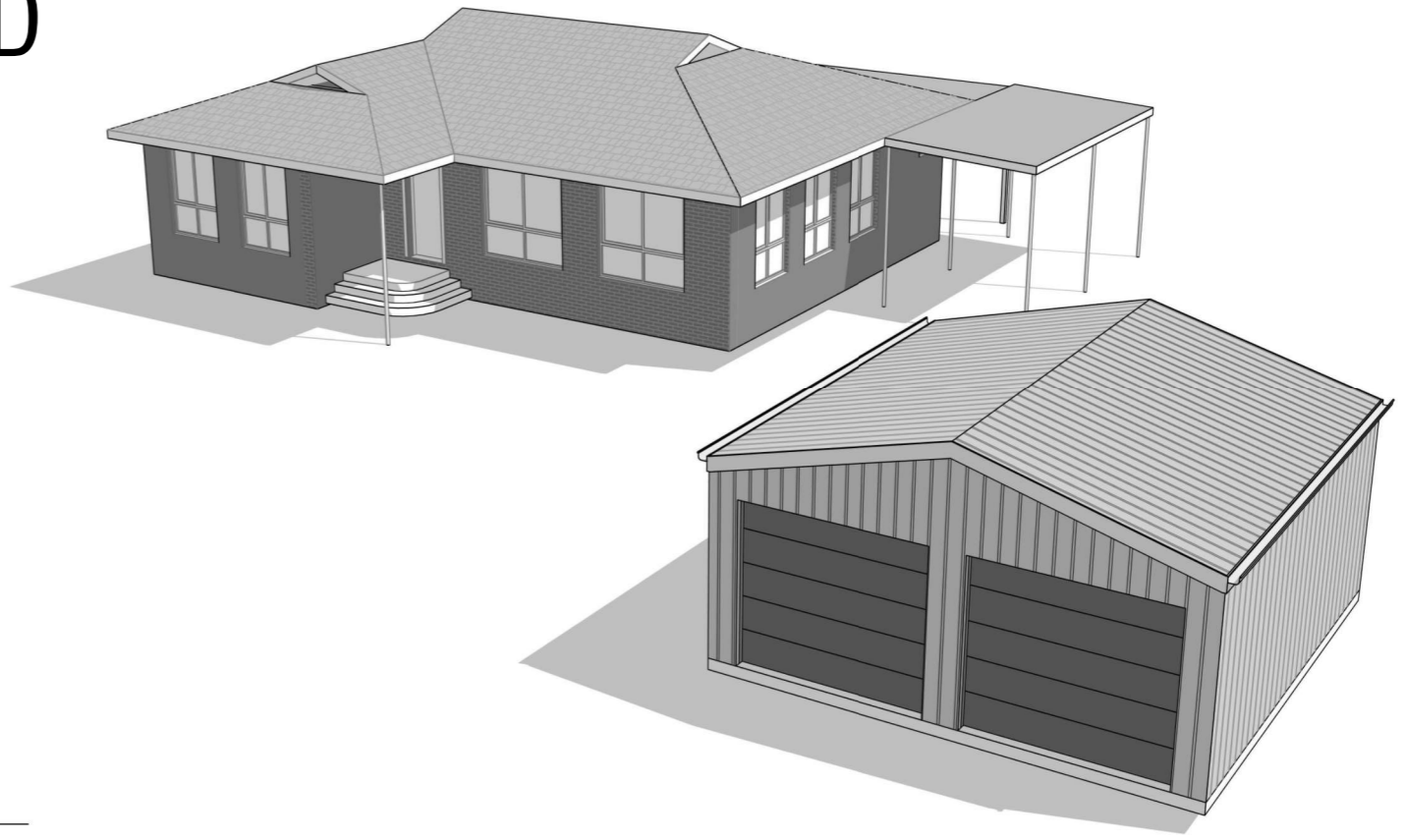
# PROPOSED GARAGE

## UNIT 1 44 MALCOMBE STREET LONGFORD

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**INDEX OF DRAWINGS**

- A01 COVER/SITE PLAN
- A04 PROPOSED GARAGE
- A15 SHADOWS



**SITE PLAN**  
1 : 200

**RECEIVED**  
10/04/2026

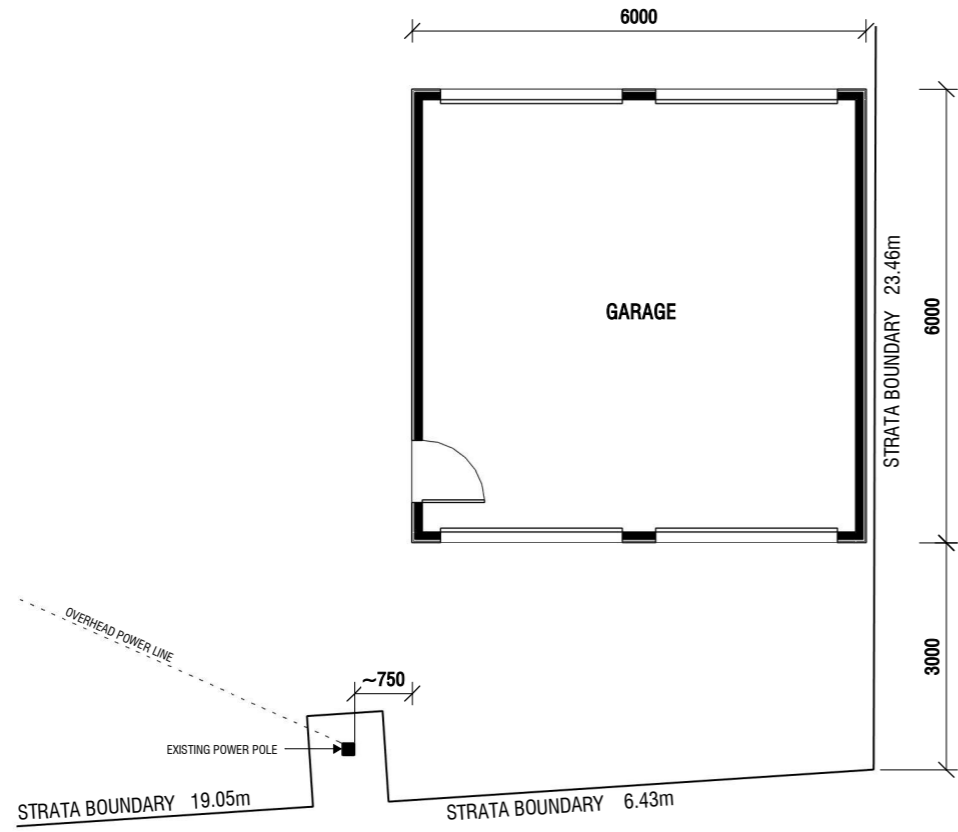
CHRISTOPHER & JASMINE SCOTT  
**PROPOSED GARAGE**  
 1/44 MALCOMBE STREET  
 LONGFORD 7301  
**COVER/SITE PLAN**

JOB-DRAWING No. 1026 - A01      REVISION **C**

SCALE: As indicated      DRAWN: JB

Rev.	DESCRIPTION	DATE
A	ISSUED FOR PLANNING	27/03/2026
B	ISSUED FOR PLANNING	1/04/2026
C	AMENDED BOUNDARY SETBACK	10/04/2026

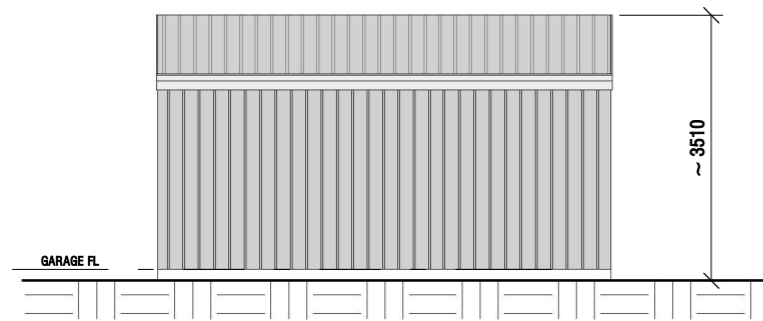
# Exhibited



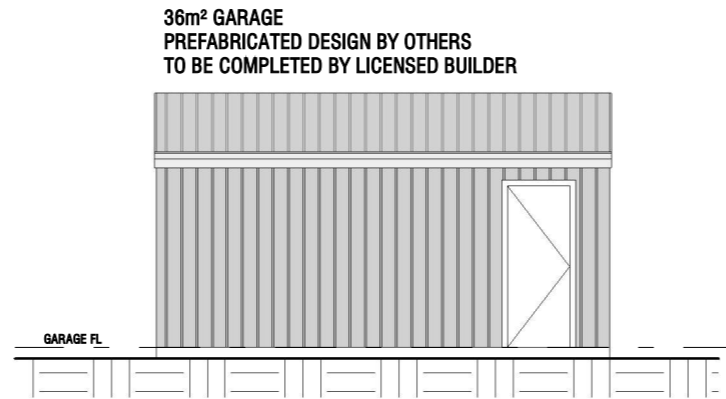
**GARAGE FLOOR PLAN**  
1 : 100



**SOUTH ELEVATION**  
1 : 100



**EAST ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100



**NORTH ELEVATION**  
1 : 100

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10/04/2026

CHRISTOPHER & JASMINE SCOTT  
PROPOSED GARAGE  
1/44 MALCOMBE STREET  
LONGFORD 7301  
**PROPOSED GARAGE**

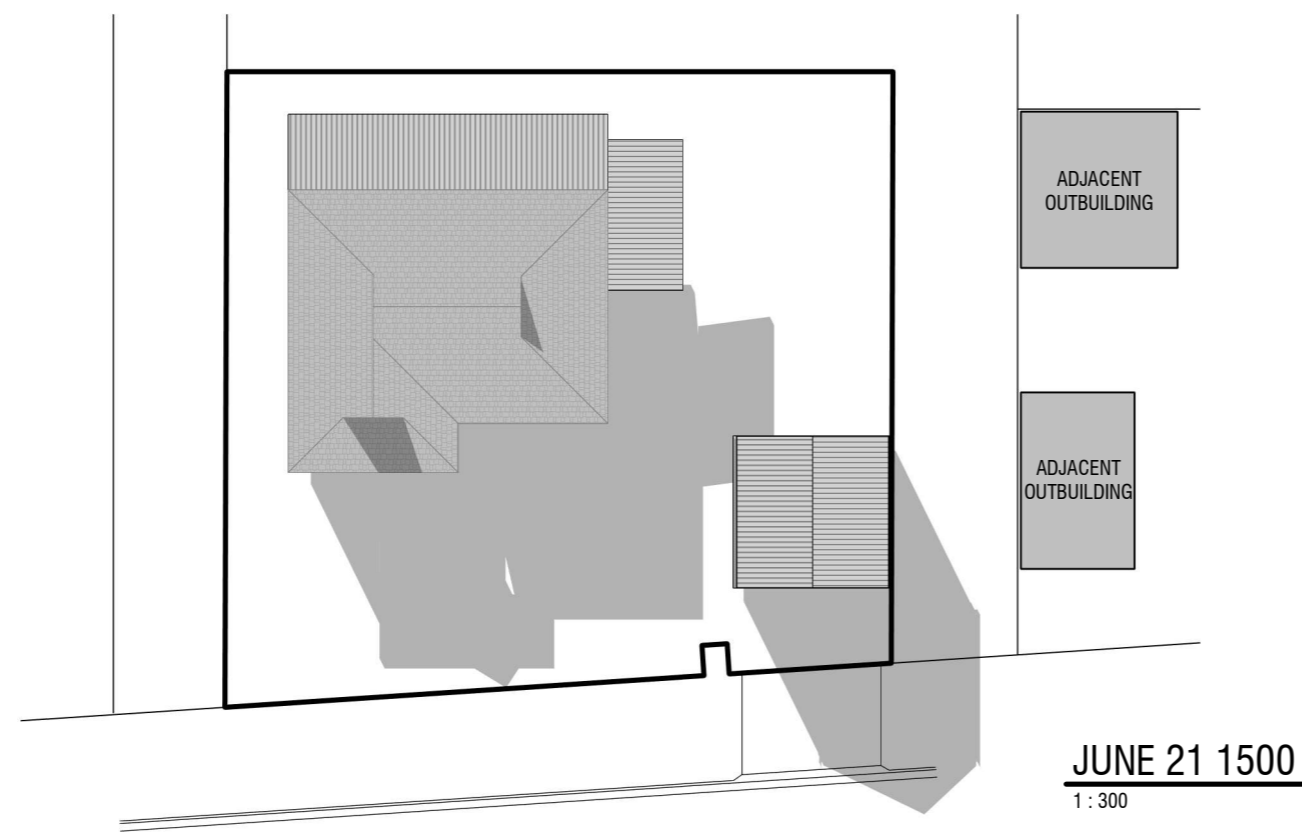
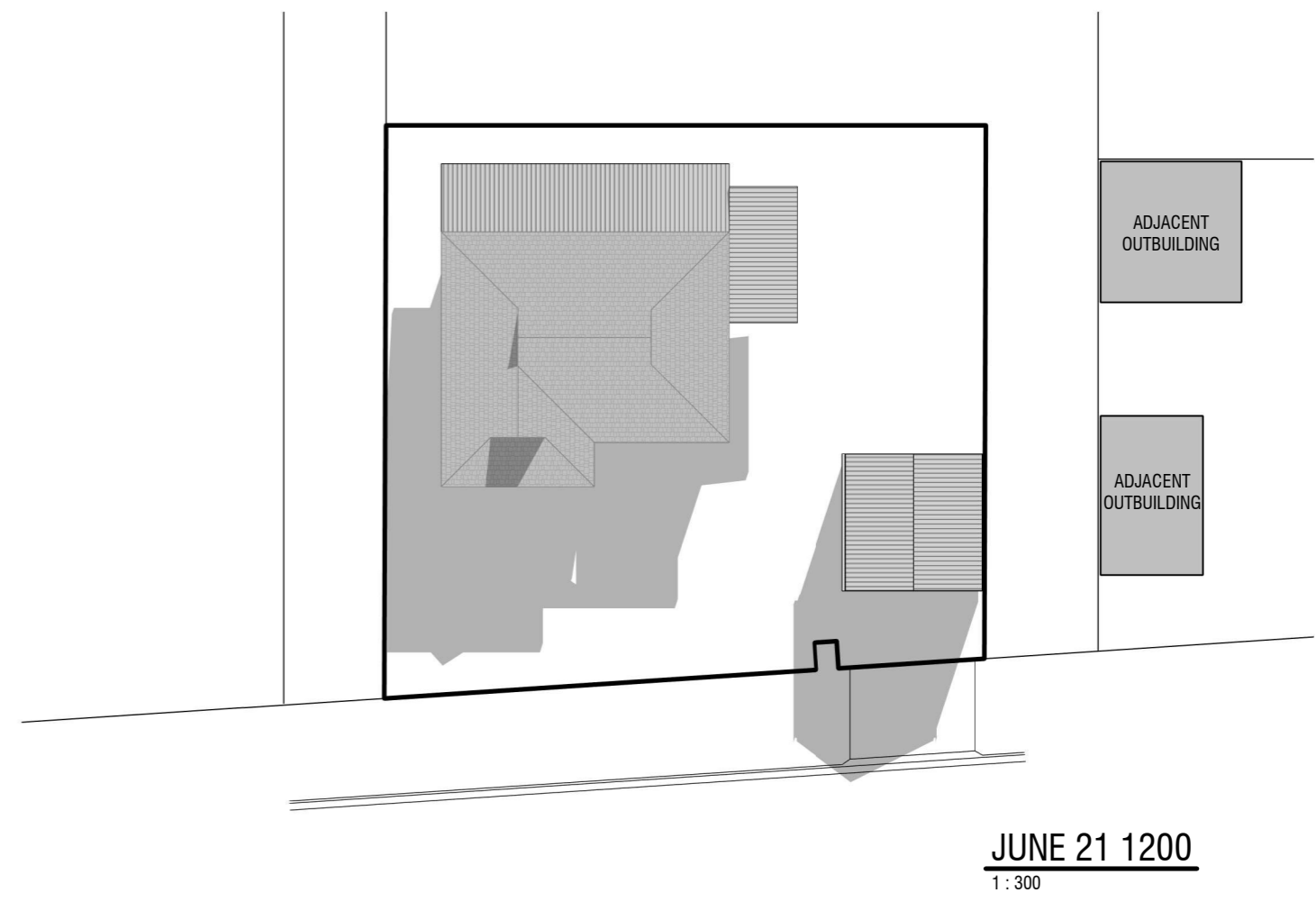
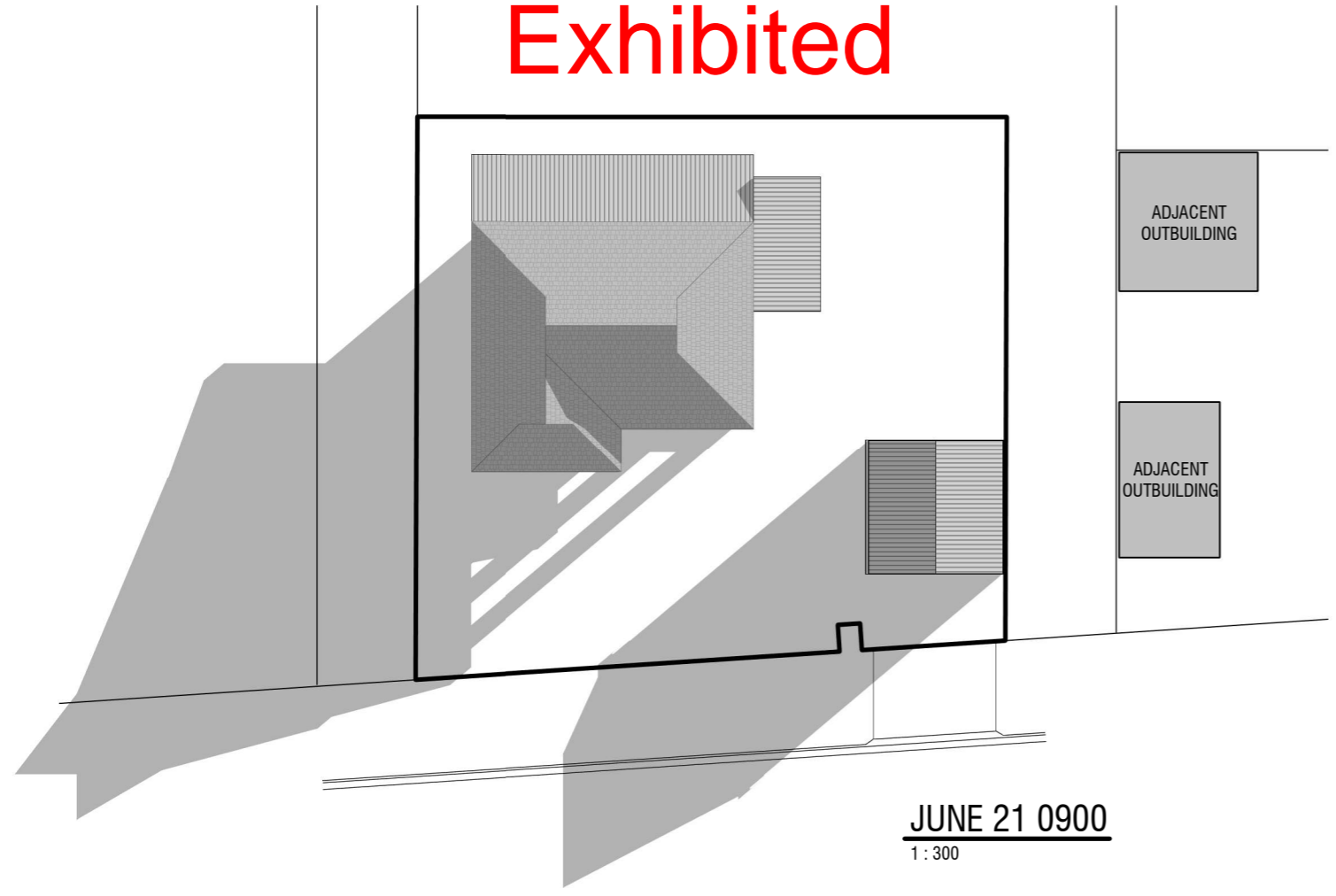
JOB-DRAWING No. 1026 - A04      REVISION **C**

SCALE: 1 : 100      DRAWN: JB

Rev.	DESCRIPTION	DATE
A	ISSUED FOR PLANNING	27/03/2026
B	ISSUED FOR PLANNING	1/04/2026
C	AMENDED BOUNDARY SETBACK	10/04/2026



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10/04/2026

CHRISTOPHER & JASMINE SCOTT  
 PROPOSED GARAGE  
 1/44 MALCOMBE STREET  
 LONGFORD 7301  
**SHADOWS**

JOB-DRAWING No. 1026 - A15      REVISION **C**

SCALE: 1 : 300      DRAWN: JB

Rev.	DESCRIPTION	DATE
A	ISSUED FOR PLANNING	27/03/2026
B	ISSUED FOR PLANNING	1/04/2026
C	AMENDED BOUNDARY SETBACK	10/04/2026

Nearby General Residential zoned examples with a variation to a 5.5m minimum front setback – Outbuildings in close proximity to boundaries



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**28 Smith St**



**9 Talbot St**



**7 Talbot St**



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# Exhibited Received

27.3.2026

The following examples are of outbuildings within close proximity to a boundary and roadside. Although not on a primary frontage, these examples have the same visual impact on the streetscape.



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