

Exhibited

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

Reference no	PLN-26-0060
Site	5 JEFFREY PLACE LONGFORD
Proposed Development	Outbuilding (Shed)
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

Exhibited

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: Construct Steel Frame, Corrugated colour bond clad, cement floor Shed. To be used for storage & workshop.

Driveway construction material: Gravel.

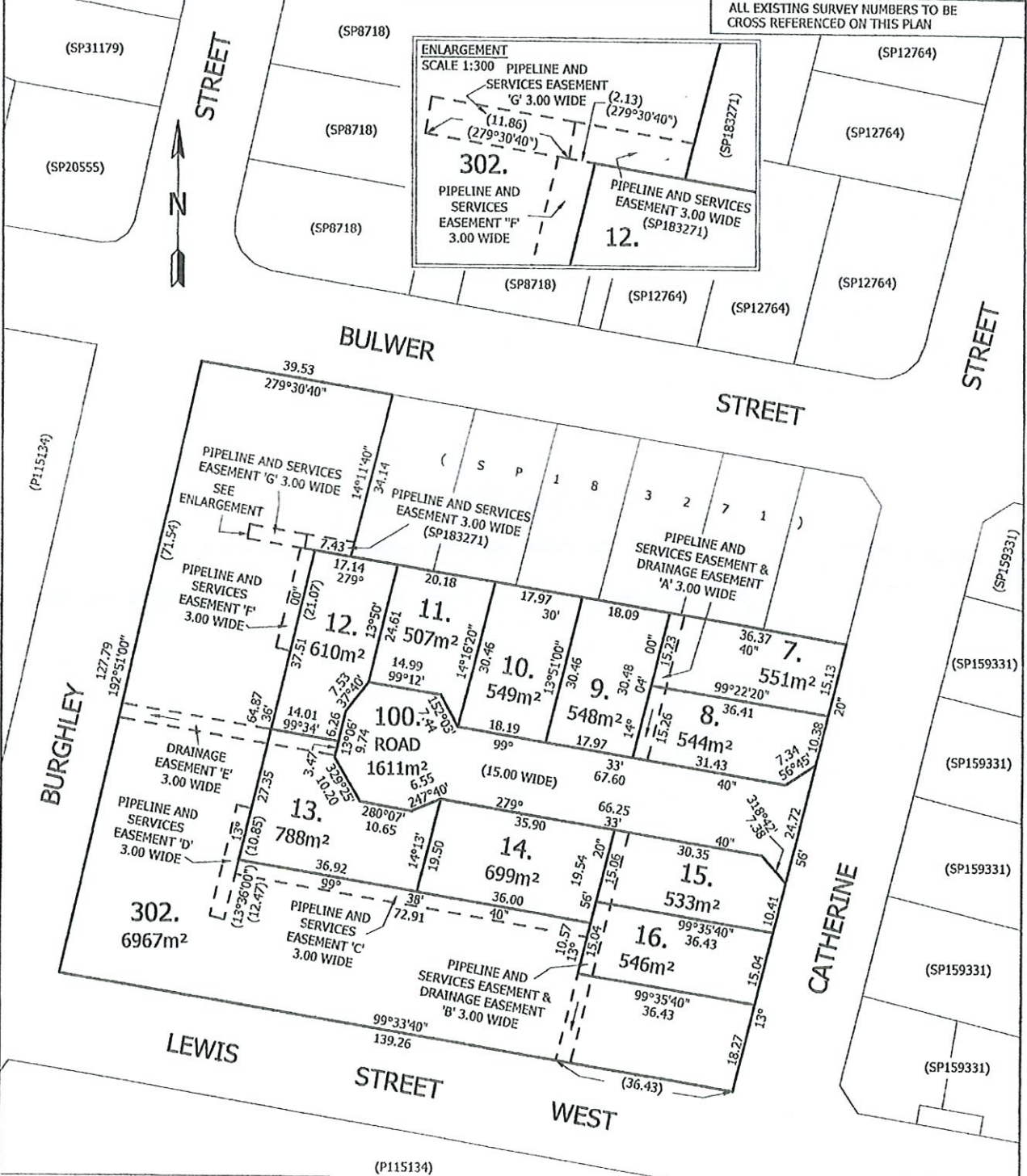
The Land

Site address: PID 9212236
5 Jeffrey Place Longford 7301
Title reference: C/T: Volume 185602 Folio 13
Existing buildings on site: Dwelling
Existing use of site: Residential.

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

"Priority Final Plan"

<p>OWNER: DELL FARM PTY LTD</p> <p>FOLIO REFERENCE: C.T. 183271/301</p> <p>GRANTEE: PART OF 4A-1R-17P GTD. TO F FRENCH</p>	<p align="center">PLAN OF SURVEY</p> <p align="center">WOOLCOTT SURVEYS</p> <p align="center">BY SURVEYOR: COLIN STERLING SMITH LOCATION: TOWN OF LONGFORD</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP185602</p> <p>APPROVED EFFECTIVE FROM 28 SEP 2023</p> <p><i>Ren</i> Recorder of Titles</p>
----------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------



<p><i>Colin Sterling Smith</i> Registered Land Surveyor</p> <p>28/09/2023 Date</p>	<p><i>Michael Brinkwell</i> Council Delegate</p> <p>17.8.2023 Date</p>
--------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------

(COVER SHEET) FOR INFORMATION REGARDING REQUIREMENTS REGARDING INFORMATION

CUT/FILL	
6.42m ²	14.45t
6.44m ²	14.49t
0.02m ²	0.05t

EA:	788.00m ²
IE:	220.67m ²
	28.00%

- (C) PIPELINE AND SERVICES EASEMENT 3.00 WIDE
- (D) PIPELINE AND SERVICES EASEMENT 3.00 WIDE
- (E) DRAINAGE EASEMENT 3.00 WIDE



LOT 302

LOT 13

LOT 302

Shed 8m x 4m

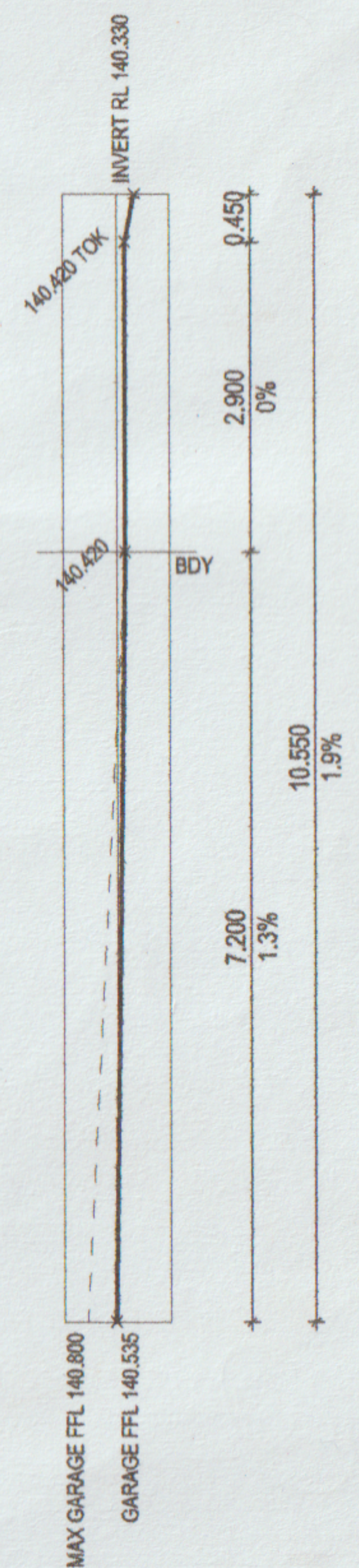
Storm Water Surface Drain Pit

Pink Gravel stookey 20mm

NEW CROSSOVER AND LEAD-IN TO BE CONSTRUCTED TO LGAT STANDARD DRAWING - URBAN ROADS AND DRIVEWAYS TSD-R09 AND TSD-RF01 AND ASSOCIATED DETAILS AND SPECIFICATIONS

APPROX. CONC. DRIVEWAY BY OWNERS LICENCED CONTRACTOR 84m² TOTAL (73m² TO BDY)

JEFFREY PLACE



DRIVEWAY DETAILS SCALE: 1:100

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

	SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	DISCOVERY	2	CT2 AMENDMENTS	JOL 01/07/2024	MAUREEN & BRIAN SHADBOLT	HILLWOOD 15		H-WDCHWD10SA
	COPYRIGHT:	3	CT3 AMENDMENTS	JOL 23/07/2024	ADDRESS:	FAÇADE DESIGN:		FACADE CODE:
	© 2024	4	PRELIM PLANS - INITIAL ISSUE	MLG 25/09/2024	5 JEFFREY PLACE, LONGFORD TAS 7301	CLASSIC		F-WDCHWD10CLASA
		5	PRELIM PLANS - COLOUR & VAR. REF.001 UPDATE	HMI 22/10/2024	LOT / SECTION / CT:	SHEET TITLE:		SHEET No.:
		6	PRELIM PLANS - SITING UPDATE	STL 15.11.2024	13 / - / 185602	SITE PLAN		2 / 13
				COUNCIL:		SCALES:		
				NORTHERN MIDLANDS COUNCIL		1:200, 1:100	713997	

Exhibited skyline sheds

"Your One Stop Shop For Sheds In Tasmania"

0434 969 789
info@skylinesheds.com.au

Customers Details

Date	18-03-2026	Quote Reference #	1035520275.
Customer Name	Brian Shadbolt		
Mail Address	5 Jeffrey Pl, Longford TAS 7301		
Email Address	bmshaddy@gmail.com		
Phone		Mobile	

Building Specification

Building Size	8.000 m (L) x 4.000 m (W) x 3.200 m (H)			
Roof Pitch	10 deg			
Wall Cladding	Corrugated .42bmt Colorbond	Colour	Monument	
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Woodland Grey	
Trim & Colour Details	Barge	Woodland Grey	Ridge Cap	Woodland Grey
	Gutters	Woodland Grey	Corner Trim	Monument
	Downpipe	PVC POPS ONLY		
Roller Doors	1x 2700H x 3000W Opening Taurean Series B Roller Door			
Access Doors	1x 2100X1810 OX Monument			
Other Inclusions	Mesh 1800x150x300 2.0 added in the follow areas: Roof Foil Sisalation 30m Type 456 added in the follow areas: Roof			

Materials

Column	2C15015	Rafter	2C15015
Roof Purlin	Z10010		
Side Wall Girt	Z10012		
End Wall Girt	Z10010		

SHEDSAFE - Site Specification

Site Address	5 Jeffrey Pl, Longford TAS 7301		
Wind Design Speed	41.0 m/s		
Wind Region	A4	Building Class	10a
Importance Level	2	Shielding	1
Terrain Category	2	Topography	1

Complete Project Summary

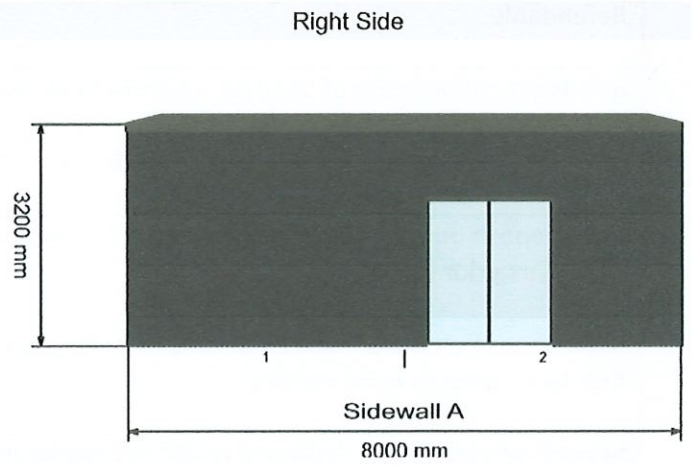
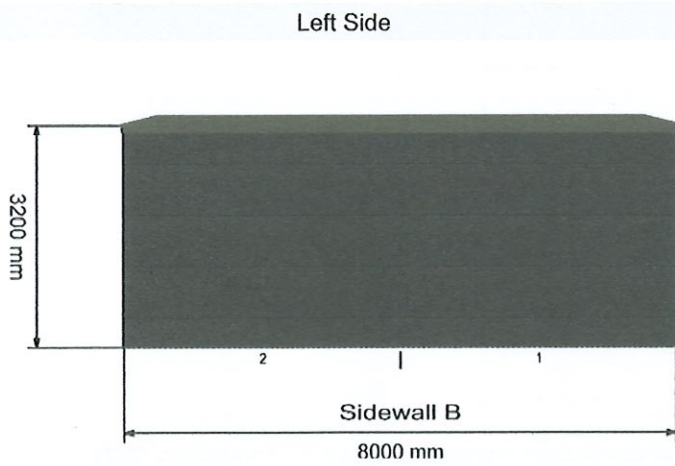
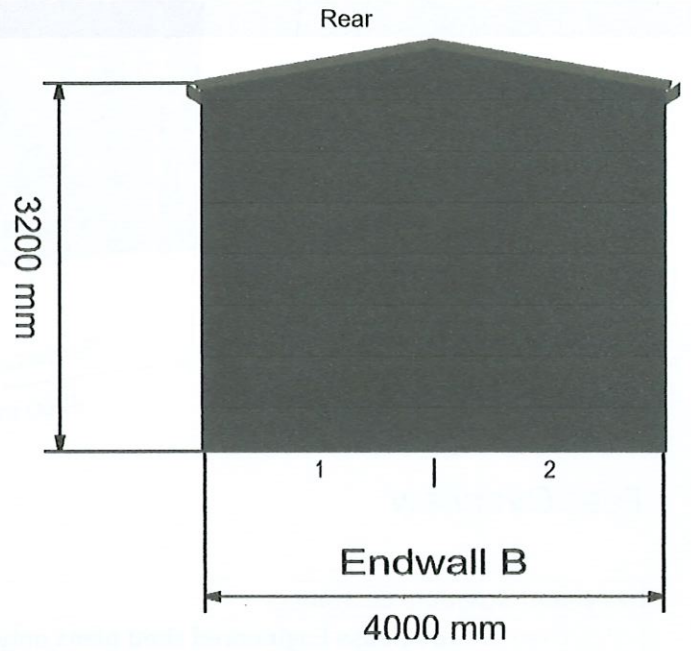
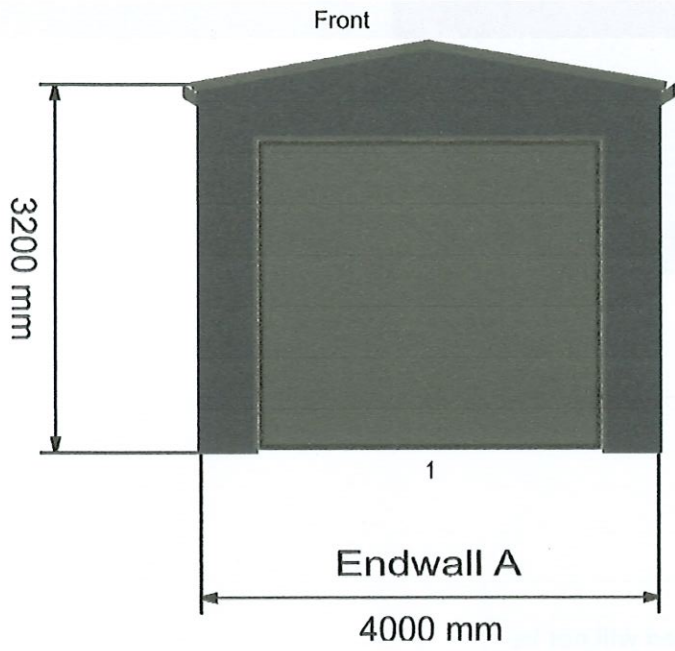
Project Quote (incl GST)		
Kit Supply & Delivery to site		\$12,546.83
Concrete Slab (100mm Slab)		\$6,860.00
Install/Erection		\$7,100.00

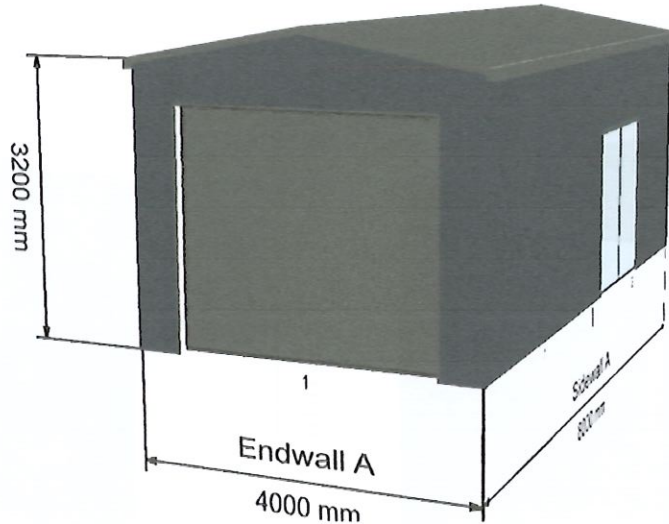
Complete Project Summary

Total Project (Incl. GST)		\$26,506.83
----------------------------------	--	--------------------

Please note that no plumbing, electrical or council submission is included in this price. Price is subject to a site inspection and may vary if additional earthworks are needed, site access is restricted or other obstacles arise when site visit is conducted.

Building Specification – Drawings





Fees Overview

Payment Schedule Customers
15% Payment to release Engineered shed plans only. Shed will not be ordered and price will not be locked in from this payment- Non Refundable.
60% Payment on order of Shed Kit – Non Refundable
Final 25% Due one week prior to shed kit delivery – Non Refundable
\$500 deposit on slab invoiced at time of order with remaining balance due 48hrs prior to slab pour.
\$500 deposit on Build invoiced at time of order with remaining balance due 48hrs prior to build starting.

Quote will only be valid for the date of receipt and may be amended due to price increases, errors and or omissions. Notes: This quote is valid for thirty days (30) from date of issue.

Quote Acceptance.

Print Name Here

Signature.....

DATED