

# Exhibited

This planning application is open for  
public comment until  
16 June 2026

Reference no	<b>PLN-26-0077</b>
Site	<b>121 WELLINGTON STREET LONGFORD</b>
Proposed Development	<b>Outbuilding (Carport) &amp; House extension</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)



# 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:**

**Carport upgrade:** conversion of the existing single carport to a double carport by adding a flyover roof structure, with minor structural changes to improve vehicle access.

**Rear extension:** a new main bedroom suite (bedroom, walk-through robe, and ensuite) to the rear of the dwelling.

**Driveway construction material:** Concrete

### The Land

**Site address:** 121 WELLINGTON ST, LONGFORD TAS 7301

**Title reference:** C/T: 22159/10

**Existing buildings on site:** Existing dwelling and sheds

**Existing use of site:** residential

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



# Site Information

# Received

# Exhibited

21.5.2026

**Property Address** 121 WELLINGTON ST, LONGFORD  
TAS 7301  
**Property ID** 1500760  
**Title Reference** 22159/10

**Municipality** Northern Midlands

**Land gross area** 670 sqm  
**Cover area** 289 sqm / 43.1% of site area

**Planning Scheme** Tasmanian Planning Scheme

**Planning Zone** General Residential

### Relevant Overlays to site:

Airport obstacle limitation area

Cover Area	
Zone Name	Area (square meters)
Existing House	168.48
Existing Shed 1	35.85
Proposed Carport	25.11
Proposed Extension	59.40
	288.84 m <sup>2</sup>

**Building Classification:** 1a

**Wind Classification:** tbc

**Soil Classification:** tbc

**Climate Zone:** 7

**BAL Level:** n/a

**Alpine Area:** n/a

**Corrosion Environment:** n/a

**Other Hazards:** n/a

Sheet Index	
Layout ID	Layout Name
A0.01	COVER PAGE
A1.01	SITE PLAN EXISTING
A1.02	SITE PLAN
A1.03	FLOOR PLAN
A2.01	ELEVATION
A2.02	ELEVATION
A2.03	ELEVATION SHED



North/East Perspective 1



South/West Perspective 2



South/East Perspective 3



North/East Perspective 4



Interior Perspective Corridor



Interior Perspective New Bedroom



Interior Perspective New Bedroom

DRAWING NOT FOR CONSTRUCTION

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**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Title : COVER PAGE

Project : 121 WELLINGTON ST,  
LONGFORD TAS 7301

Issue: PLANNING  
PROPOSED CARPORT &  
HOUSE EXTENSION

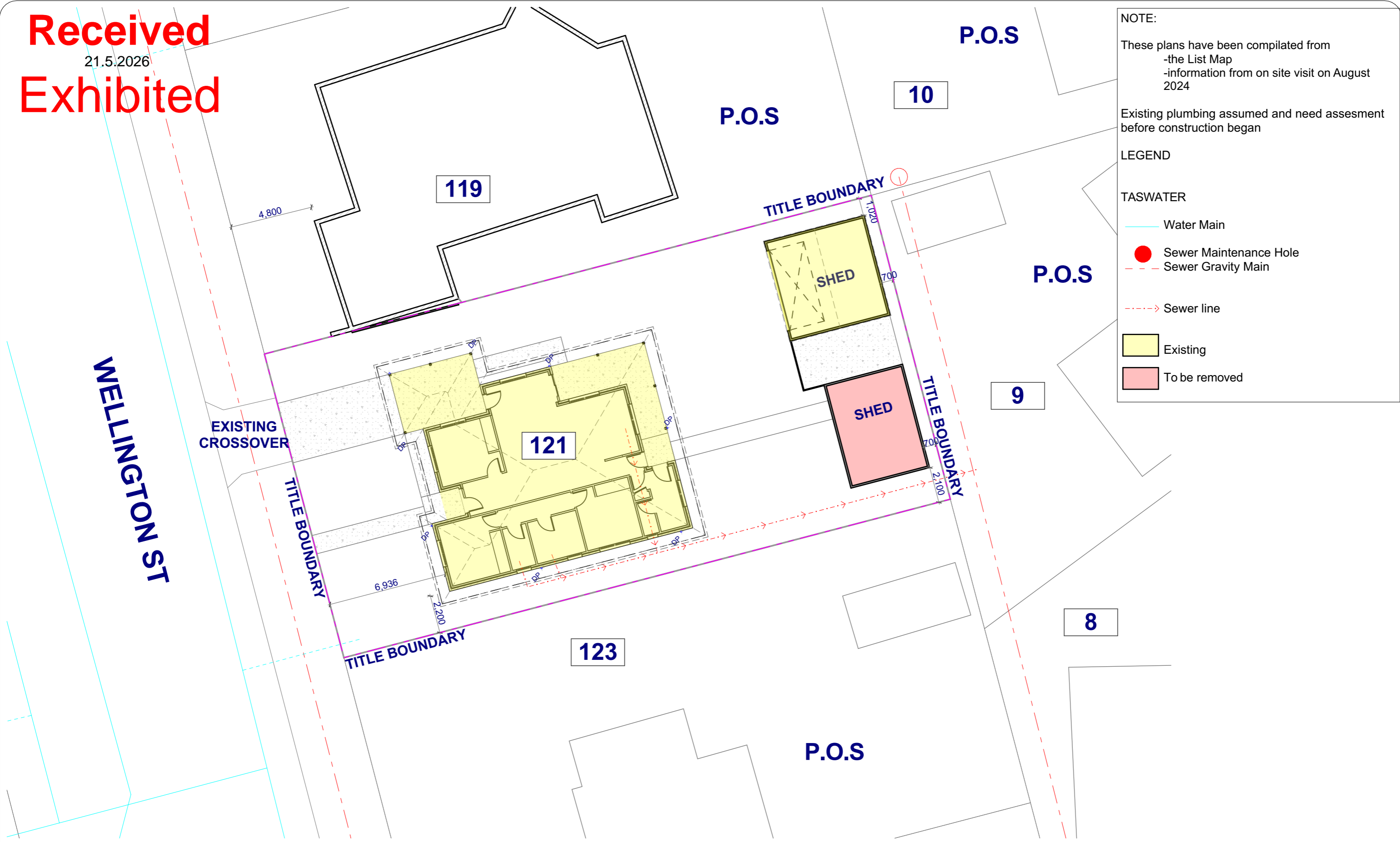
Client : MATTHEW THOMAS

Revision P1	Drawing A0.01
Scale @ A3: 1:1	Issue date : 21/05/2026
Drawn by: LV	Drawing number: 2603

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Revision Notes			
Rev	Date	By	Note
P1	21/05/2026	LV	RESPONSE TO COUNCIL RFI

**Received**  
21.5.2026  
**Exhibited**



**NOTE:**  
These plans have been compiled from  
-the List Map  
-information from on site visit on August 2024

Existing plumbing assumed and need assesment before construction began

**LEGEND**

**TASWATER**

- Water Main
- Sewer Maintenance Hole
- Sewer Gravity Main
- Sewer line
- Existing
- To be removed

A1  
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Site Plan Existing

1:200

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ASSOCIATION OF AUSTRALIA

Title : <b>SITE PLAN EXISTING</b>	Project : <b>121 WELLINGTON ST, LONGFORD TAS 7301</b>
Issue: <b>PLANNING PROPOSED CARPORT &amp; HOUSE EXTENSION</b>	Client : <b>MATTHEW THOMAS</b>

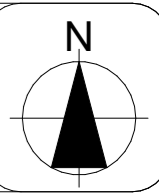
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Scale @ A3: 1:200	Issue date : 21/05/2026
Drawn by: LV	Drawing number: 2603

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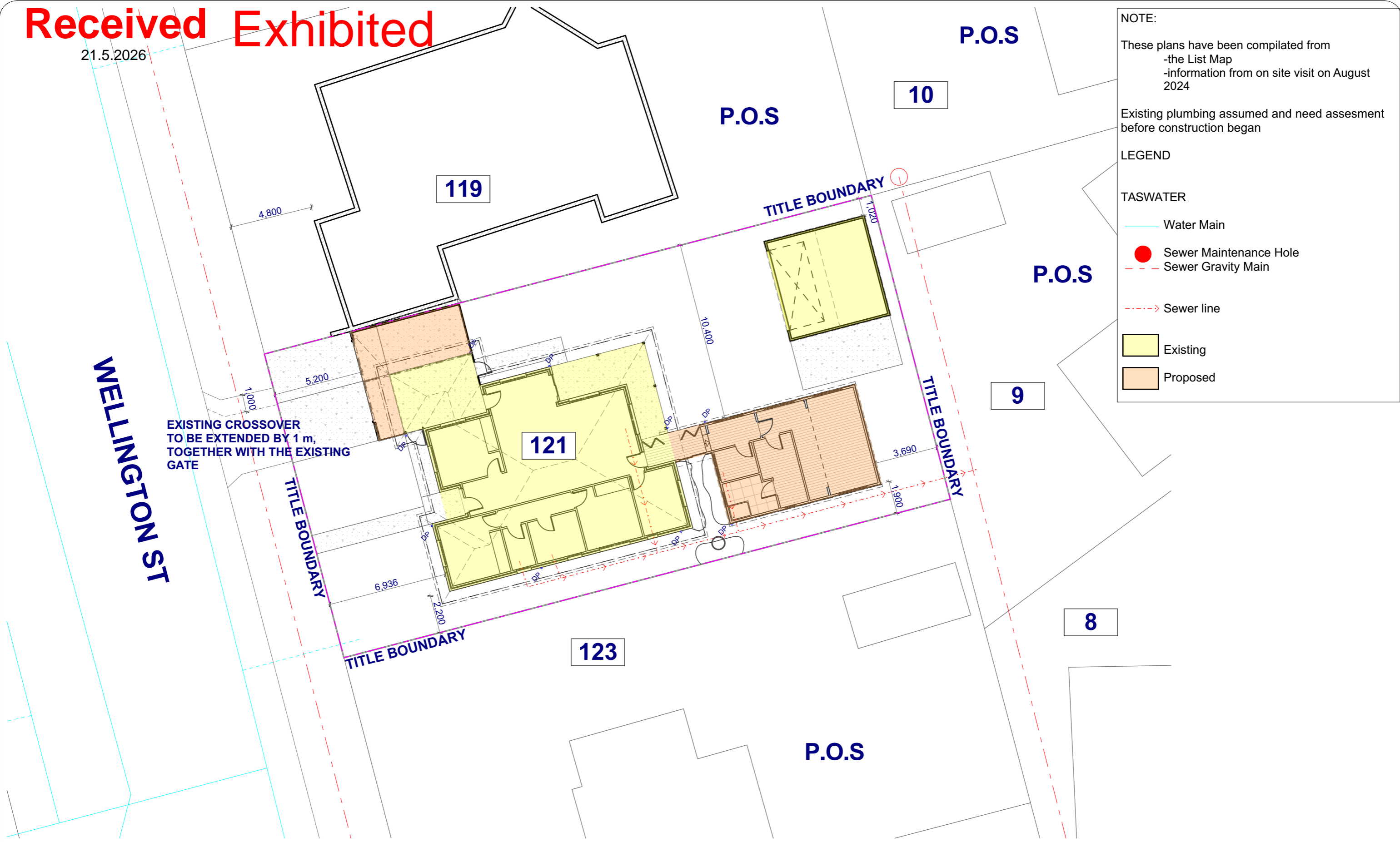
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Existing plumbing assumed and need assesment before construction began

**LEGEND**

TASWATER

- Water Main
- Sewer Maintenance Hole
- Sewer Gravity Main
- Sewer line

Existing

Proposed

A1  
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Site Plan 1:200

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**bdaa**  
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Title : **SITE PLAN**

Project : **121 WELLINGTON ST, LONGFORD TAS 7301**

Issue: **PLANNING PROPOSED CARPORT & HOUSE EXTENSION**

Client : **MATTHEW THOMAS**

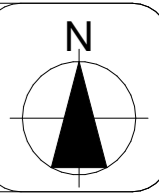
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Scale @ A3: 1:200	Issue date : 21/05/2026
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North Elevation

6,000

NEW CONCRETE DRIVEWAY  
5,138

NEW COVER CARPORT  
6,410

EXISTING CROSSOVER TO BE EXTENDED BY 1 m, TOGETHER WITH THE EXISTING GATE

GD-01  
WHD 4,800x2,300

West Elevation Shed

EXISTING SHED

East Elevation

West Elevation

STUDY

LIVING

KITCHEN

CORRIDOR  
10.14 m<sup>2</sup>

LOW CABINET

SEAT / STORAGE

LOW CABINET

BEDROOM

WC

BATH

BEDROOM

PANTRY

FERN COURT

LAUNDRY  
4.11 m<sup>2</sup>

ENSUITE  
5.97 m<sup>2</sup>

WIR  
8.22 m<sup>2</sup>

BEDROOM  
26.17 m<sup>2</sup>

LOW CABINET

BIRD BATH

WINDOW SILL HEIGHT TO BE MINIMUM 1.7 m ABOVE FINISHED FLOOR LEVEL, OR PROVIDE OBSCURE GLAZING FOR PRIVACY

South Elevation

1,830

2,160 140 2,956 1,654 110 4,080 140  
9,080

4,256  
2,203 110 1,827  
4,140 110 1,500  
140 140  
5,750 6,030

A1

Floor Plan

1:100

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ASSOCIATION OF AUSTRALIA

Title :  
FLOOR PLAN

Project :  
121 WELLINGTON ST,  
LONGFORD TAS 7301

Issue: PLANNING  
PROPOSED CARPORT &  
HOUSE EXTENSION

Client :  
MATTHEW THOMAS

Revision  
P1  
Drawing  
A1.03

Scale @ A3:  
1:100  
Issue date :  
21/05/2026

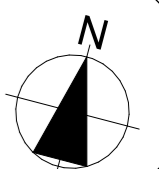
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Drawing number:  
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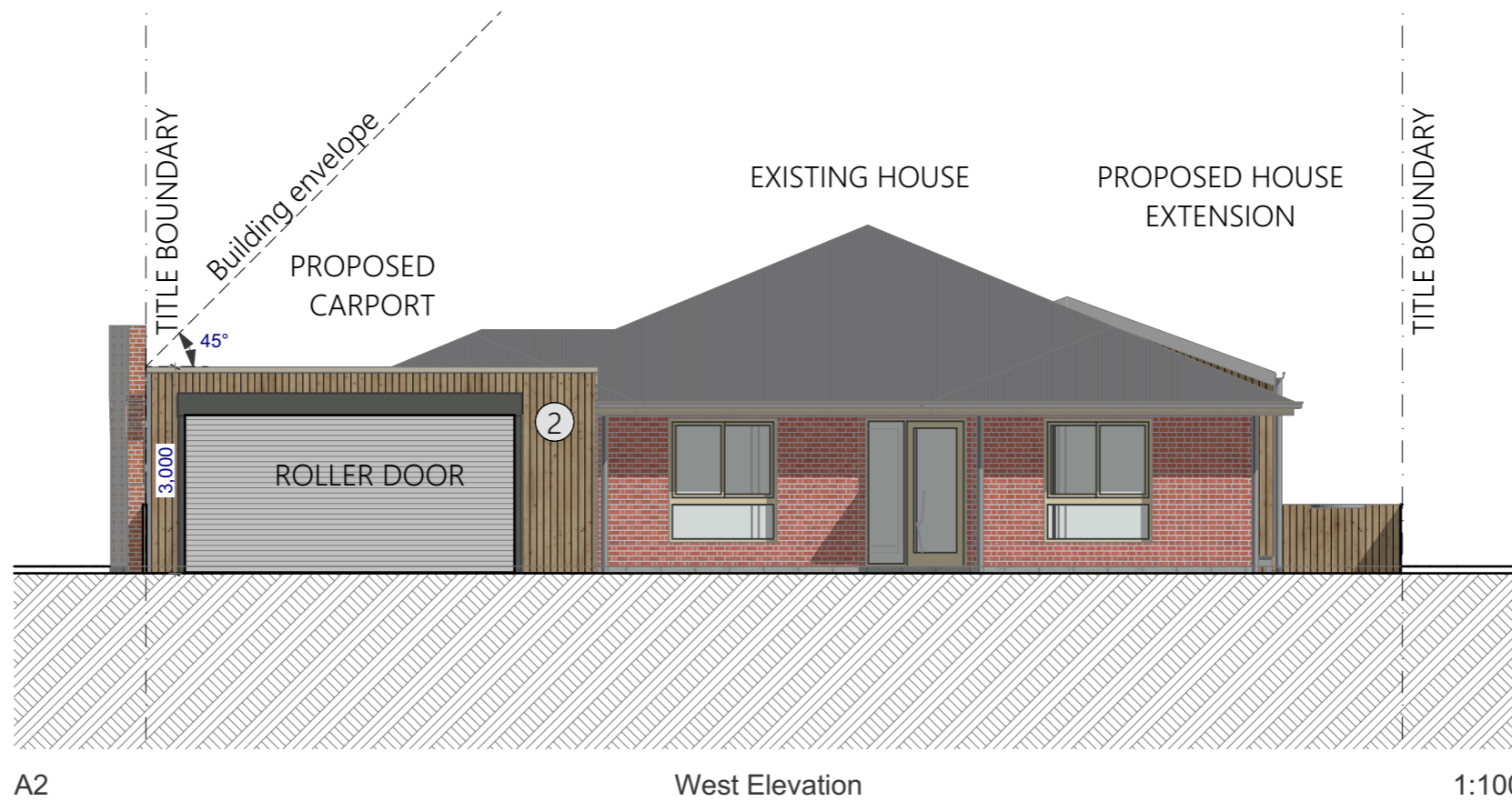
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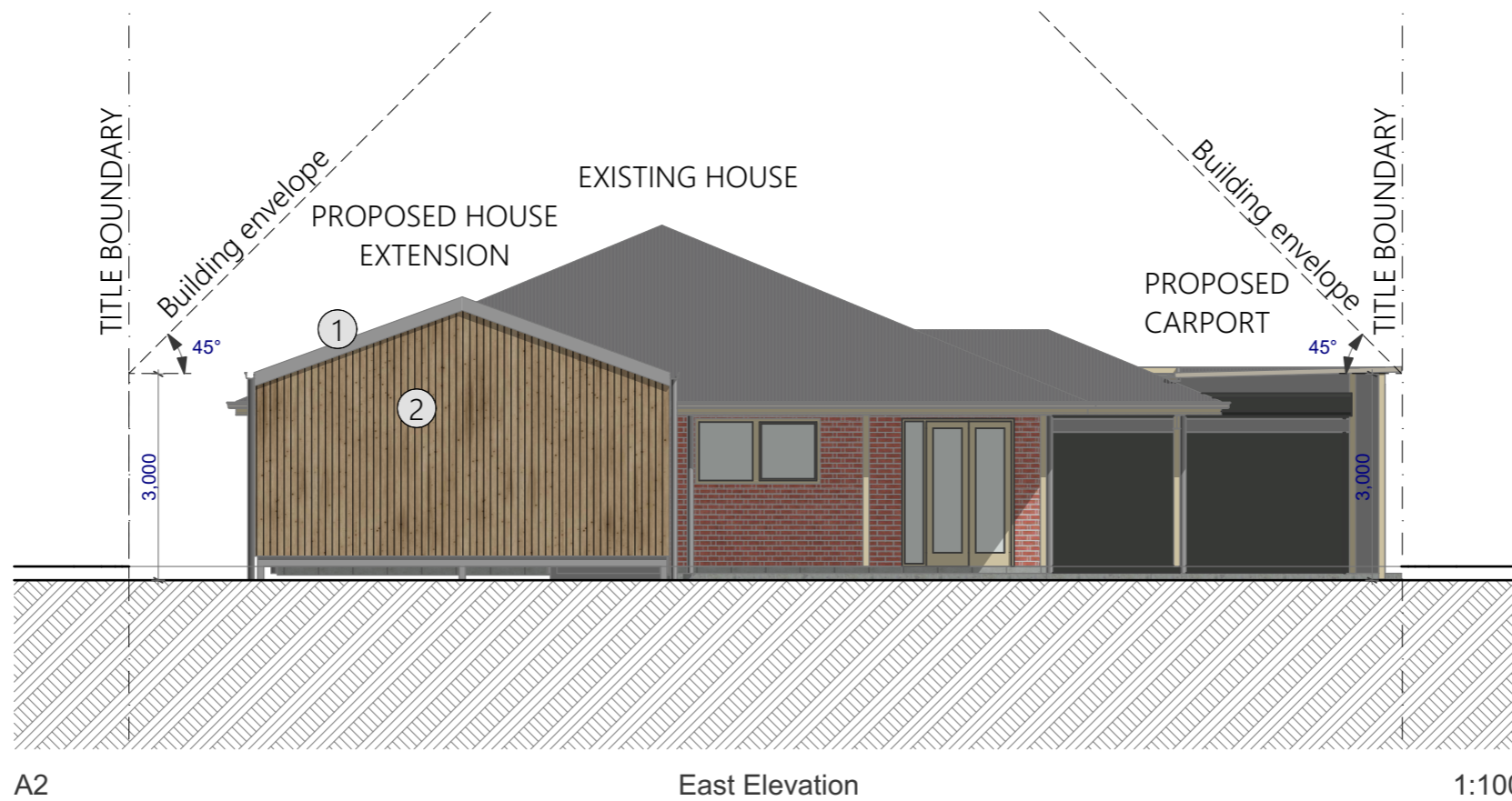
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**Materials**

- 1 Selected corrugated roof sheeting matching existing colour
- 2 Selected timber cladding or similar

Gutter, fascia and down pipe matching roof colour



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Title :  
**ELEVATION**

Project :  
**121 WELLINGTON ST,  
LONGFORD TAS 7301**

Issue: **PLANNING  
PROPOSED CARPORT &  
HOUSE EXTENSION**

Client :  
**MATTHEW THOMAS**

Revision  
P1 Drawing  
A2.01

Scale @ A3:  
1:100 Issue date :  
21/05/2026

Drawn by:  
LV Drawing number:  
2603

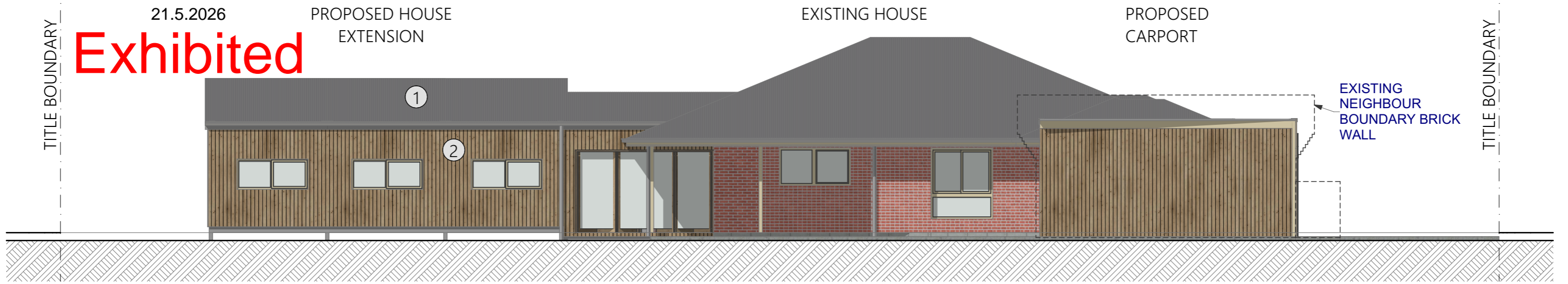
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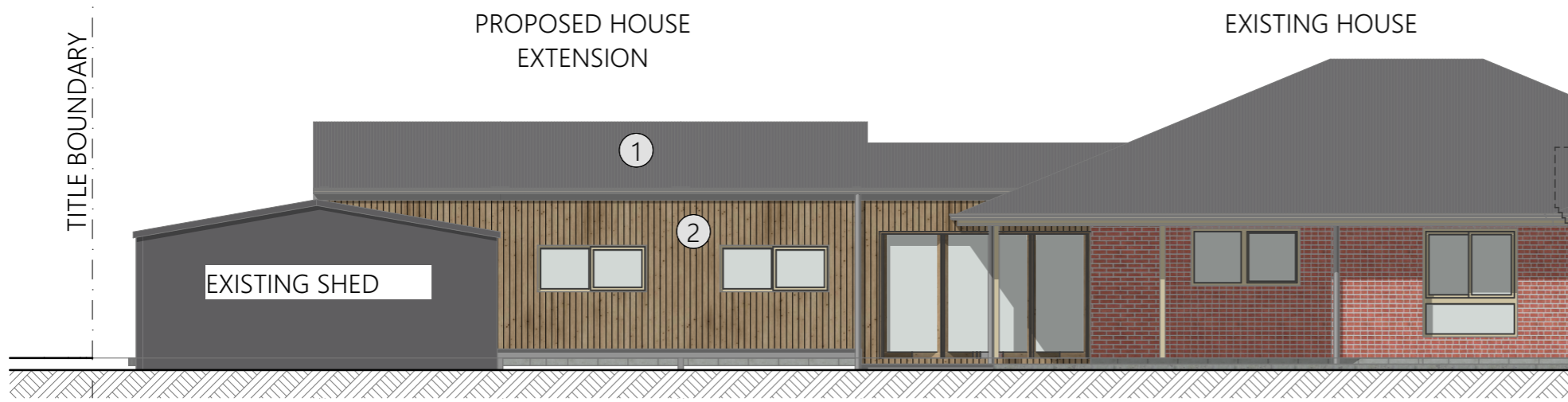
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A2 North Elevation 1:100

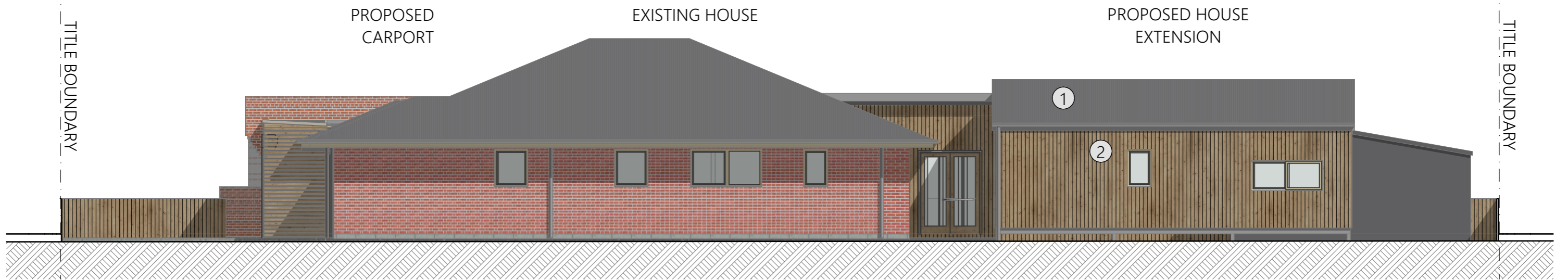


A2 North Elevation Shed 1:100

**Materials**

- 1 Selected corrugated roof sheeting matching existing colour
- 2 Selected timber cladding or similar

Gutter, fascia and down pipe matching roof colour



A2 South Elevation 1:100

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Title : ELEVATION Project : 121 WELLINGTON ST, LONGFORD TAS 7301

Issue: PLANNING PROPOSED CARPORT & HOUSE EXTENSION Client : MATTHEW THOMAS

Revision P1	Drawing A2.02
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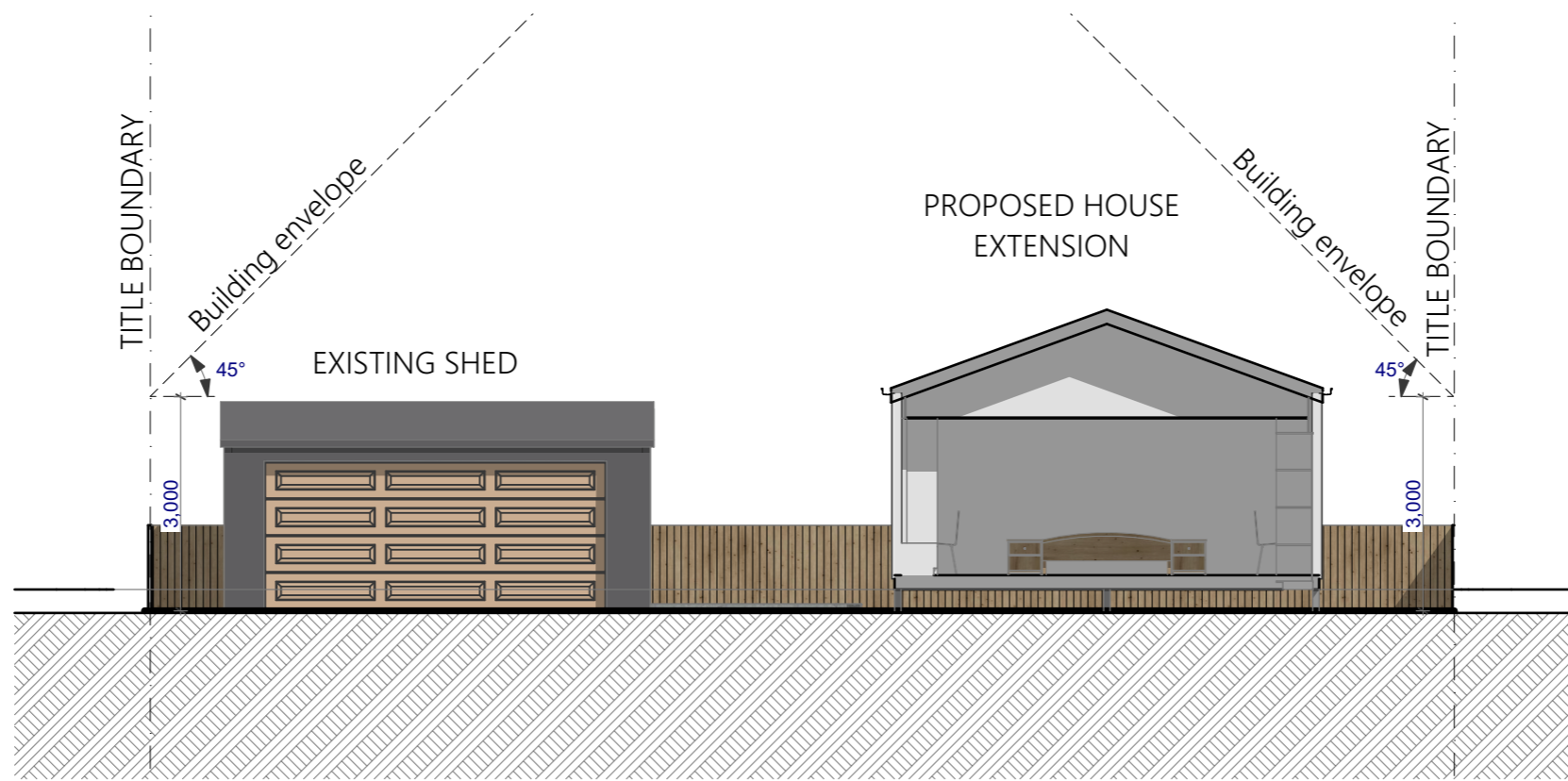
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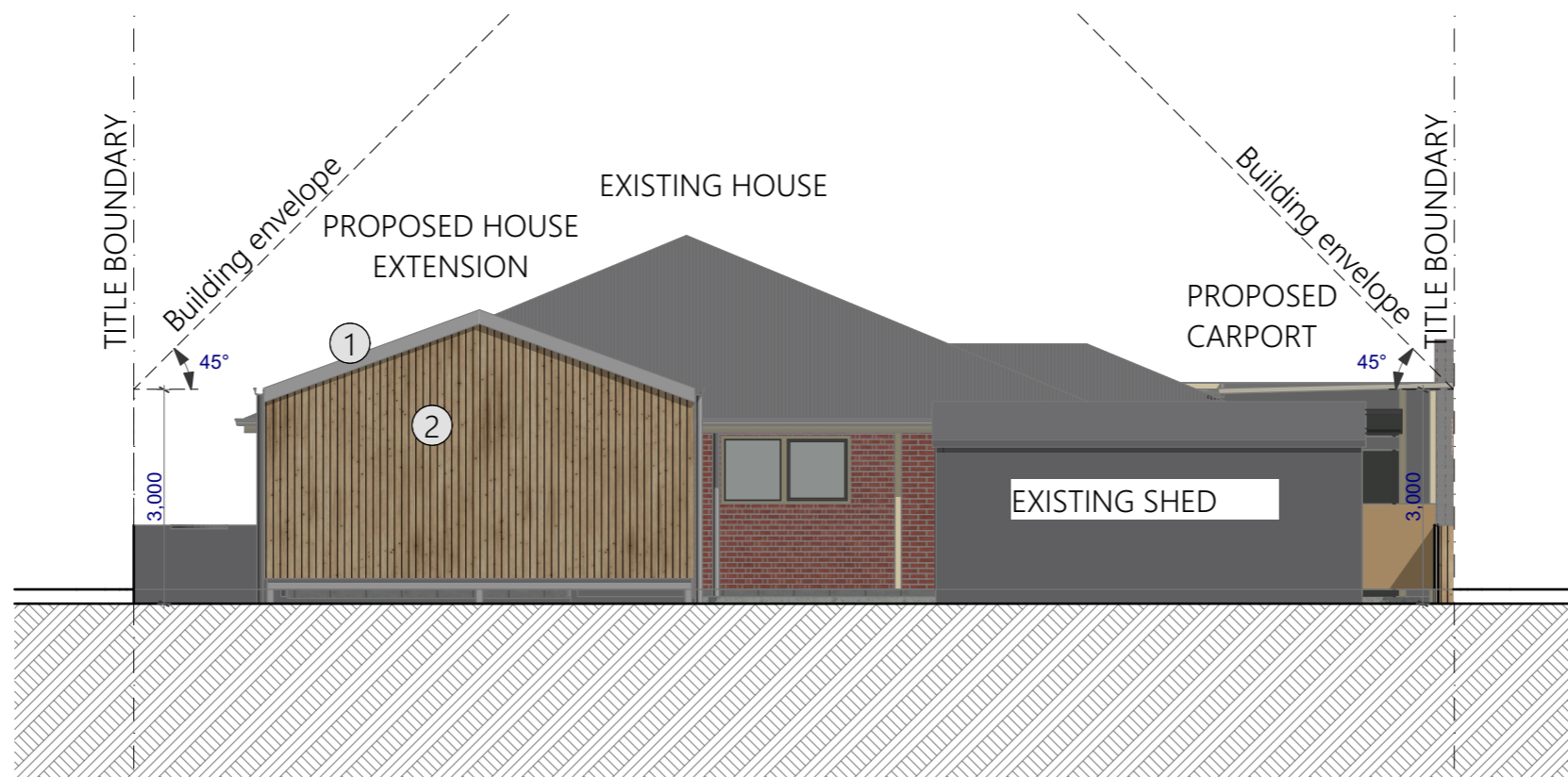


A2 West Elevation Shed 1:100

**Materials**

- 1 Selected corrugated roof sheeting matching existing colour
- 2 Selected timber cladding or similar

Gutter, fascia and down pipe matching roof colour



A2 East Elevation Shed 1:100

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Title : ELEVATION SHED Project : 121 WELLINGTON ST, LONGFORD TAS 7301

Issue: PLANNING PROPOSED CARPORT & HOUSE EXTENSION Client : MATTHEW THOMAS

Revision P1	Drawing A2.03
Scale @ A3: 1:100	Issue date : 21/05/2026
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