

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

Reference no	PLN-26-0095
Site	27 CLARENCE STREET PERTH
Proposed Development	Covered Patio Extension & Construction of Colourbond Fence
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: INSTALLATION OF CONCRETE SLAB, INSTALLATION OF FLYOVER PATIO OVER CONCRETE SLAB, INSTALLATION OF STORM WATER DRAIN TO DIRECT WATER FROM FLYOVER PATIO INTO PROPERTY STORM WATER DRAINS. INSTALLATION OF PERIMETER FENCE AROUND STREET FRONT OF PROPERTY, ONE SECTION COLOUMBAND AS 10.46m x 1.78m AND REMAINING SECTION 33.64m x 1.1m + FEATURE FENCE 7.76m x 1.78m.

Driveway construction material: CONCRETE

The Land

Site address: 27 CLARENCE STREET

Title reference: C/T: 176329/2

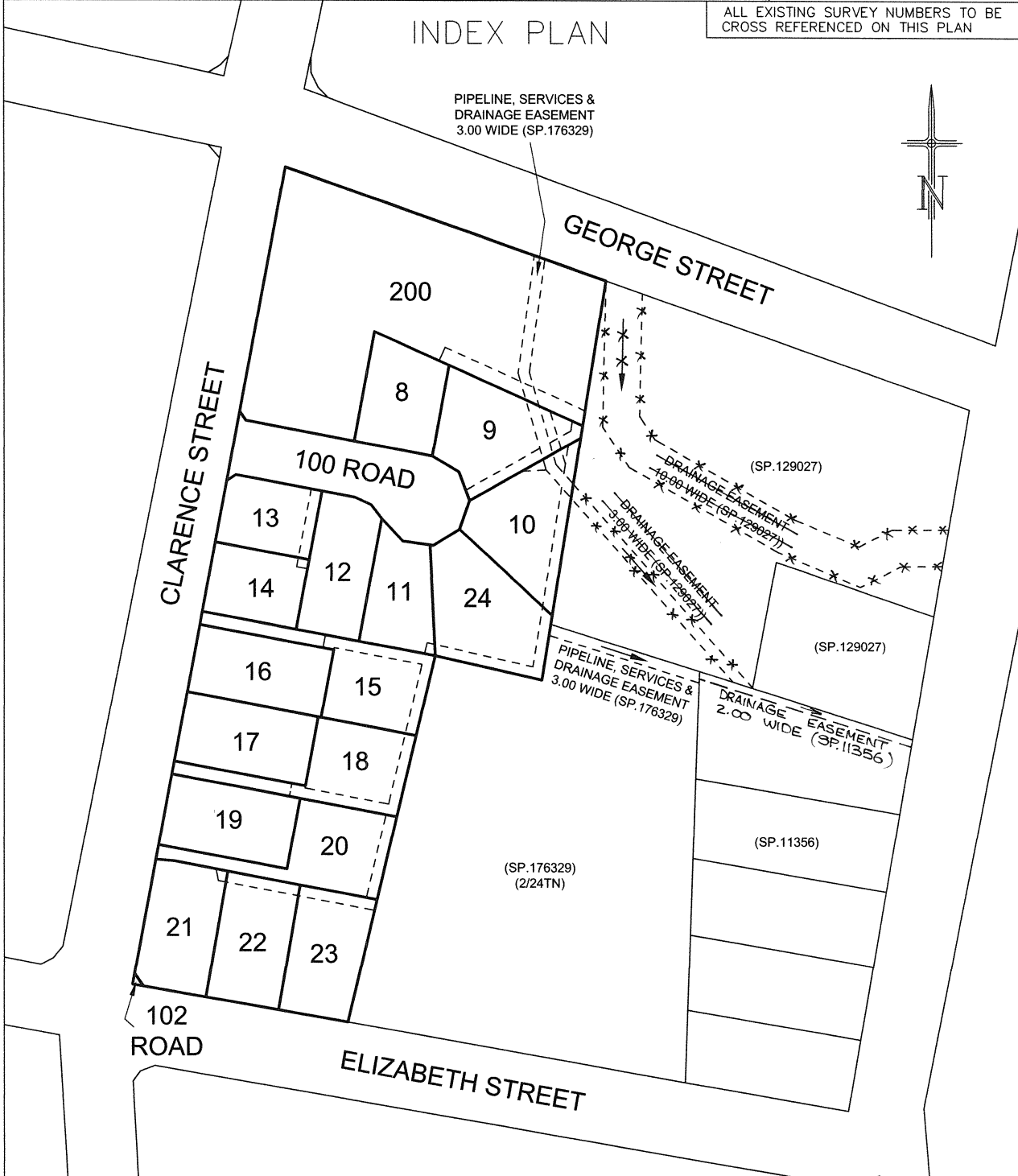
Existing buildings on site: YES - SINGLE DWELLING

Existing use of site: RESIDENTIAL

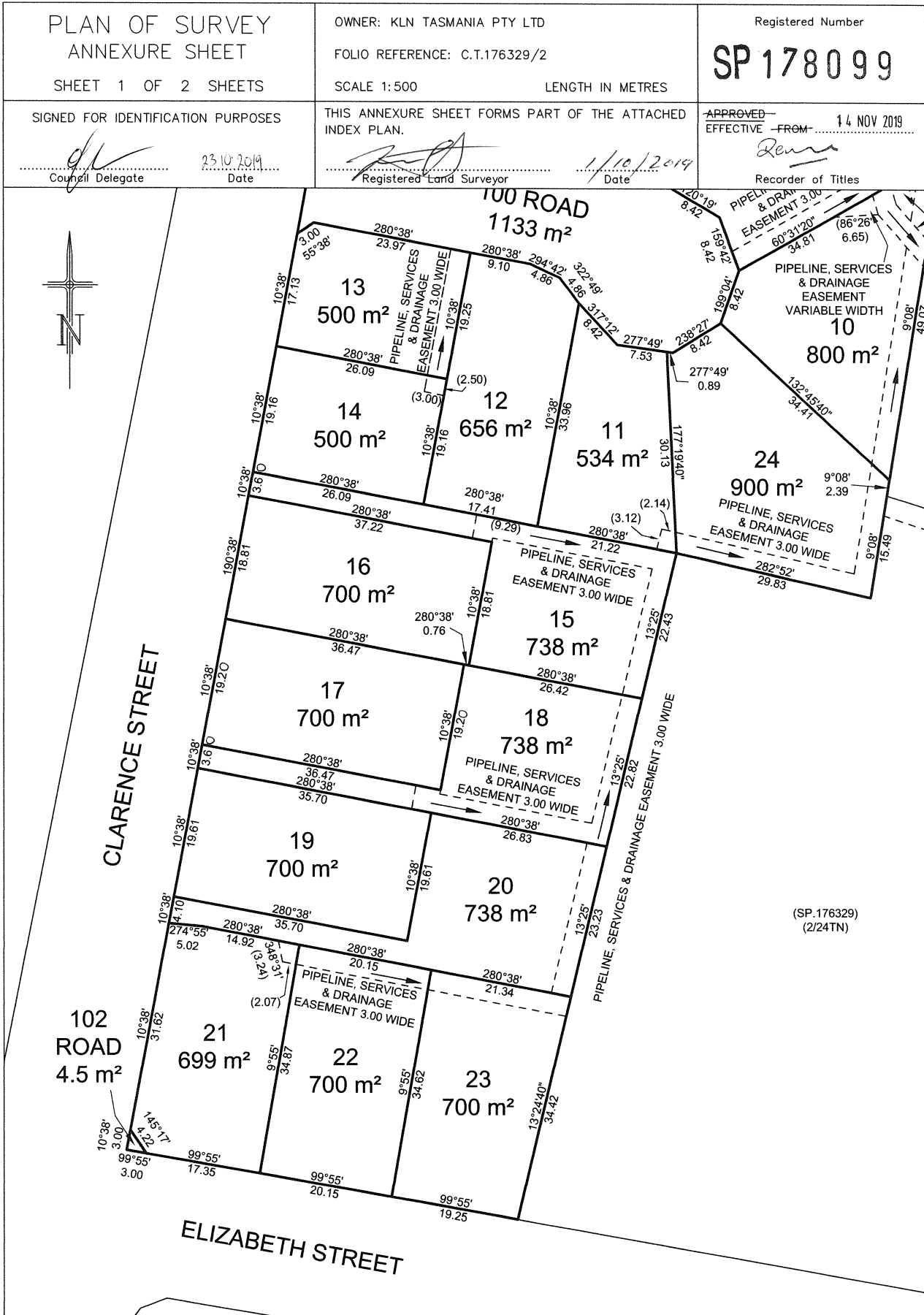
Applicant justification of any variation/discretion to the Tasmanian Planning Scheme - Northern Midlands

CONCRETE SLAB & FLYOVER PATIO 650mm FROM EXISTING COLOUMBAND FENCE ON STREET FRONT DOES NOT IMPACT VISUAL APPROACH TO INTERSECTION OF CLARENCE STREET AND AFFLECK COURT. THE COLOUR AND CONSTRUCTION OF COLOUMBAND FENCE IS CONSISTENT WITH NEIGHBOURING PROPERTIES.

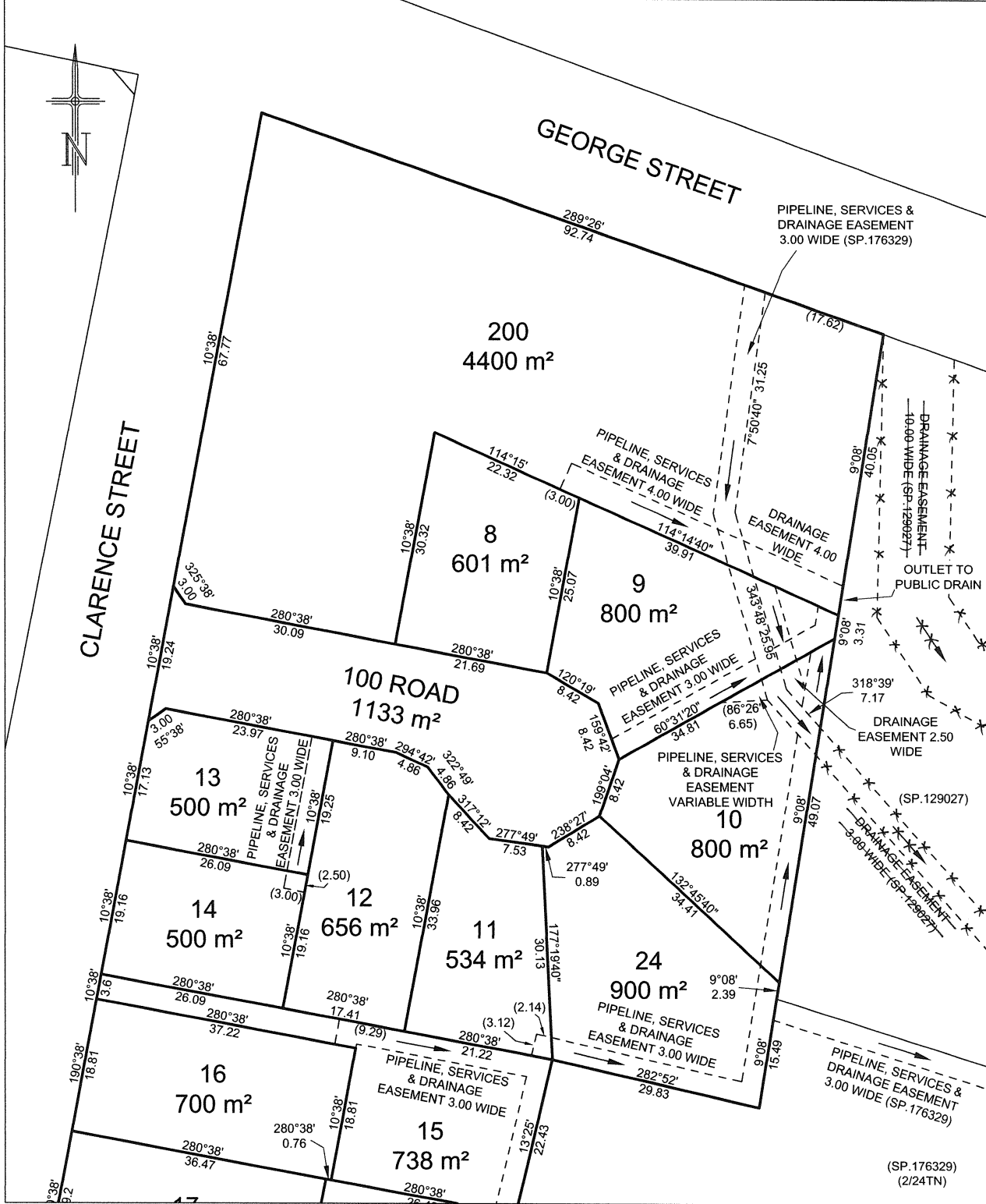
OWNER: KLN TASMANIA PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP178099
FOLIO REFERENCE: C.T.176329/2		BY SURVEYOR: NICHOLAS GRIGGS of Nick Griggs & Co. 295 Elizabeth Street, North Hobart, 7000 Ph. 6234 5022 Email: nickgriggs@netspace.net.au
GRANTEE: Part of 7A-3R-34P Sec D Gtd to W Tarleton, W Lovett and WC Sharland.	LOCATION: TOWN OF PERTH	Recorder of Titles
SCALE 1:1000 LENGTHS IN METRES		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	14/10/2019 Date	 Council Delegate	23/10/2019 Date
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER: KLN TASMANIA PTY LTD FOLIO REFERENCE: C.T.176329/2 SCALE 1: 500 LENGTH IN METRES</p>	<p>Registered Number SP 178099</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 23.10.2019 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 1/10/2019 Registered Land Surveyor Date</p>	<p>APPROVED FROM 14 NOV 2019 <i>[Signature]</i> Recorder of Titles</p>



From:
Sent: Monday, 1 June 2026 1:24 PM
To: NMC Planning
Subject: Re: Email to Applicant - Additional Information Request PLN-26-0095 - 27 Clarence Street, Perth
Attachments: cid61BCCC12-617B-4877-B015-EE93C37578F9.pdf; cidBDA64F89-DFC7-4E3D-AC08-5298AE62B936.pdf; cid1456ABF6-C693-440D-9137-BF05A91261F4.pdf; cid4B2671CD-9A56-4638-81E2-CA0181C92155.pdf; cidA2706894-B182-4529-98F5-E351865C5E23.pdf; Schedule of Easements.pdf; cid23A3A7E6-DE51-435B-A8B9-ACEB783CB080.pdf; cid52425DF2-6F41-41DE-84C8-1377890FA003.pdf

Hello Rebecca,

Thank you for letting me know what additional information you need to progress my planning application.

Please find attached the following documents:

Schedule of Easements
Patio Layout_Full Plan Layout
Patio Layout_Area Elevation
Plan Layout_Area Elevations B
Patio Layout_Elevation Images
Patio_Isometric Images
Plan_Street Boundary Elevation
Plan_Feature Fence Elevations

Notes to support attached documents:

Patio Documents:

Colours of proposed Patio;
Column Monument
Roof Monument/Surfmist
Flashing Surfmist
Facia Surfmist
Gutter Monument
Downpipe White

Patio Materials

Roofing Material - Flatdek 310 (no Foot Traffic) Roof Sheeting
Gutter - Colourbond Scheerling Gutter
Downpipe - Lysaght 90mm PVC Downpipe
Posts - 90mm x 90mm x 2mm Posts
Facia - 150mm x 50mm Firmlock

Boundary Fence

Panel - Colourbond Metline Harmony Sheeting
Posts - Colourbond
Posted at each end - 65mm x 65mm x 2.5mm quad posts
Postes - Concreted into ground at 600mm
Rails - 2365mm Colourbond rails
Plinth - 90mm x 45mm Treated Pine

Feature Fence
Panel - Ecodeck Castellated Panel - Colour Hazelwood
Plinth - 90mm x 45mm Treated Pine
Posts - 90mm x 90mm Treated Pine
Rails - 50mm x 75mm Treated Pine

I hope the documents and information is helpful to assess my application.
Let me know if you need any further information.

Kind Regards,

Jessica

Get [Outlook for Mac](#)

On 27 May 2026, at 12:34 pm, NMC Planning <planning@nmc.tas.gov.au> wrote:

Good afternoon Jessica,

Please see attached letter.

Please ensure all correspondence is sent to planning@nmc.tas.gov.au.

Regards,

Rebecca Green

 **Planning Consultant | Northern Midlands Council**
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301 
T: (03) 6397 7303 | F: (03) 6397 7331
W: www.northernmidlands.tas.gov.au

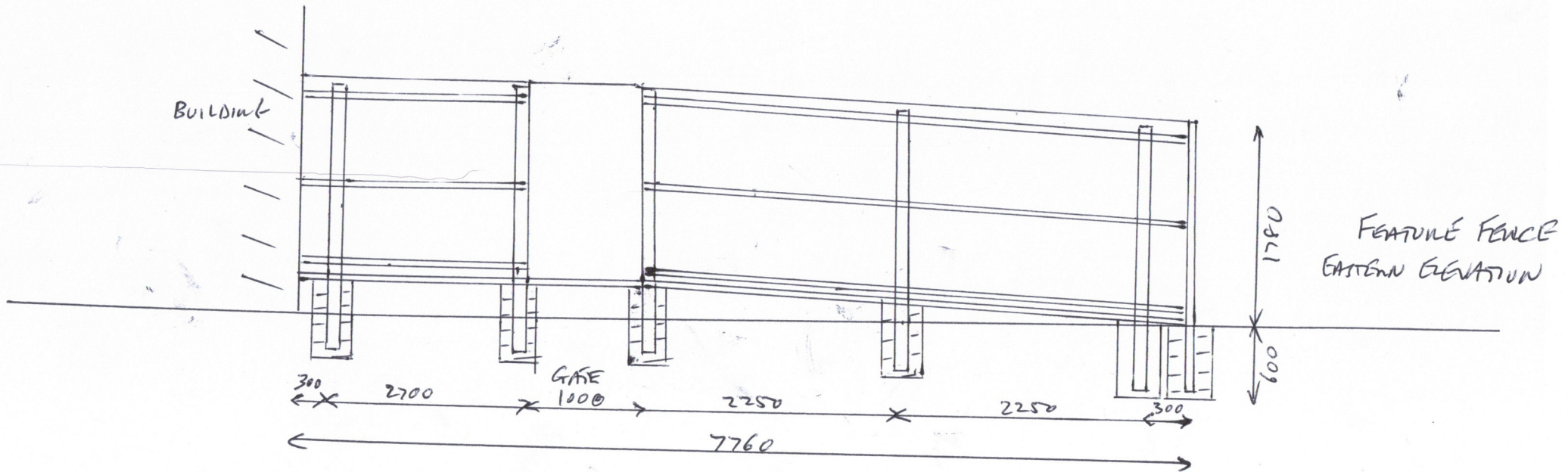
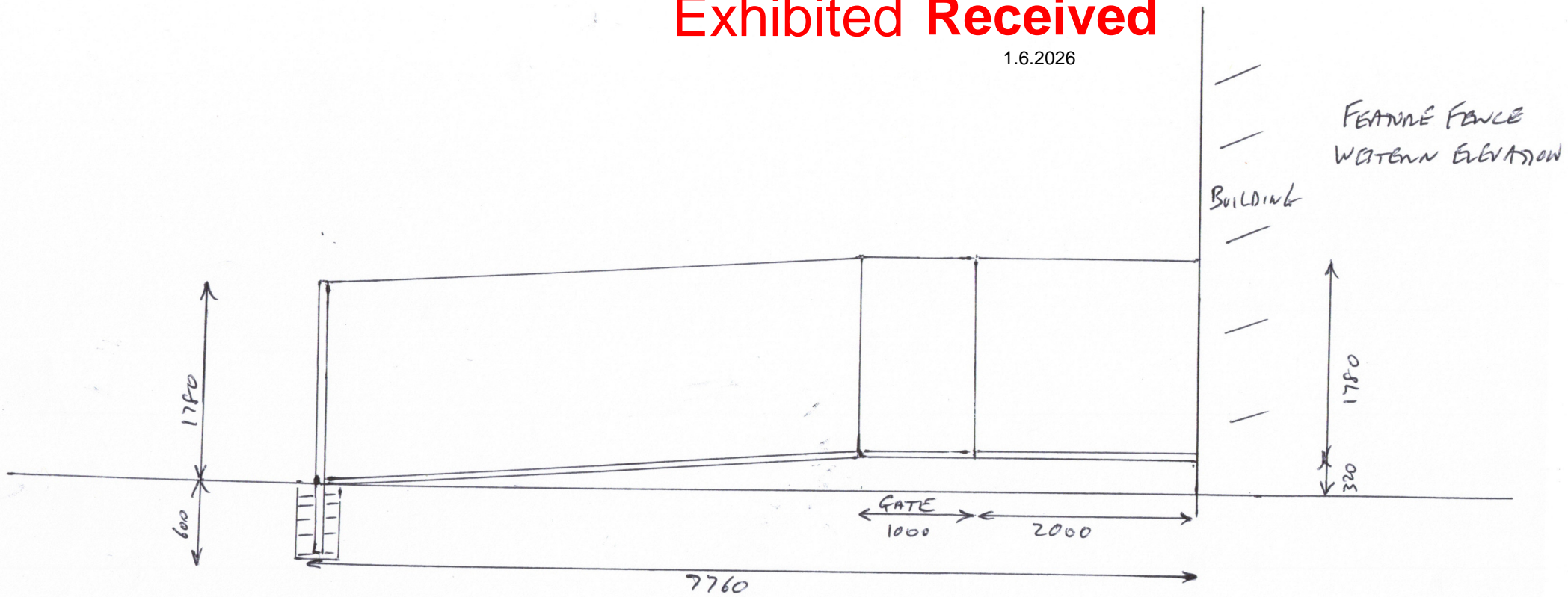

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<AdditionalInformationRequest - PLN26-0095 - 27 Clarence Street, Perth.pdf>

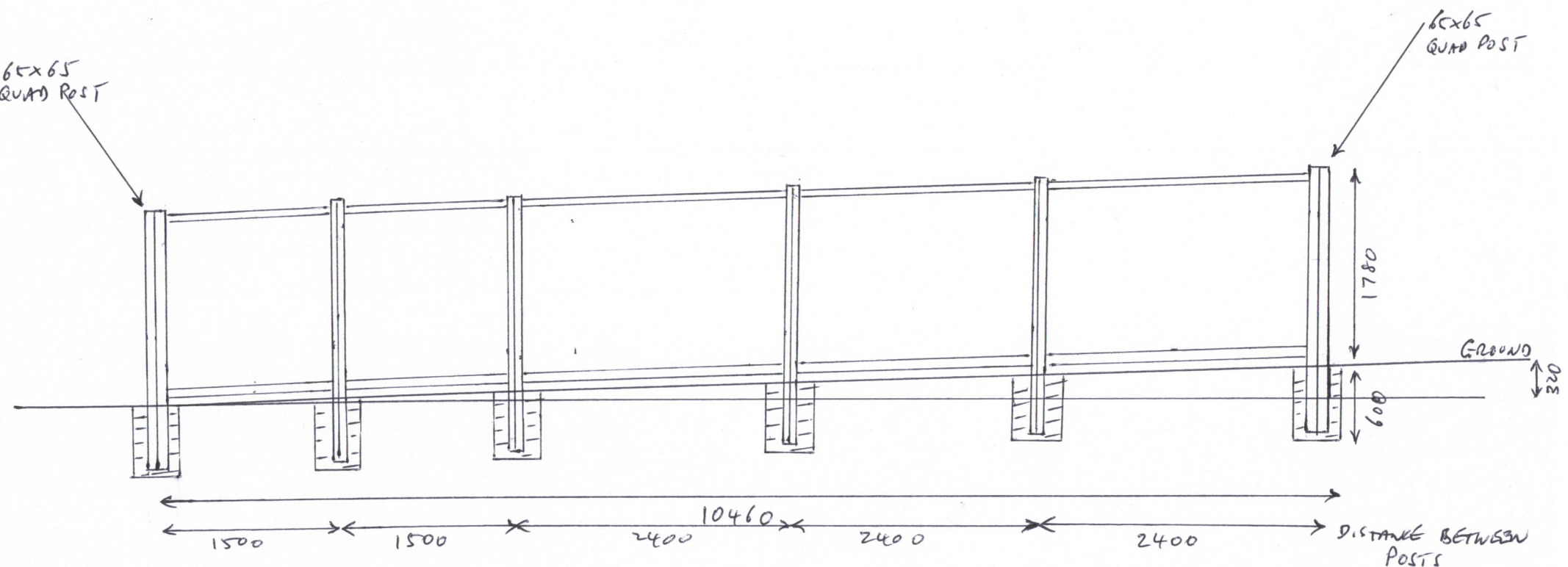
Exhibited Received

1.6.2026

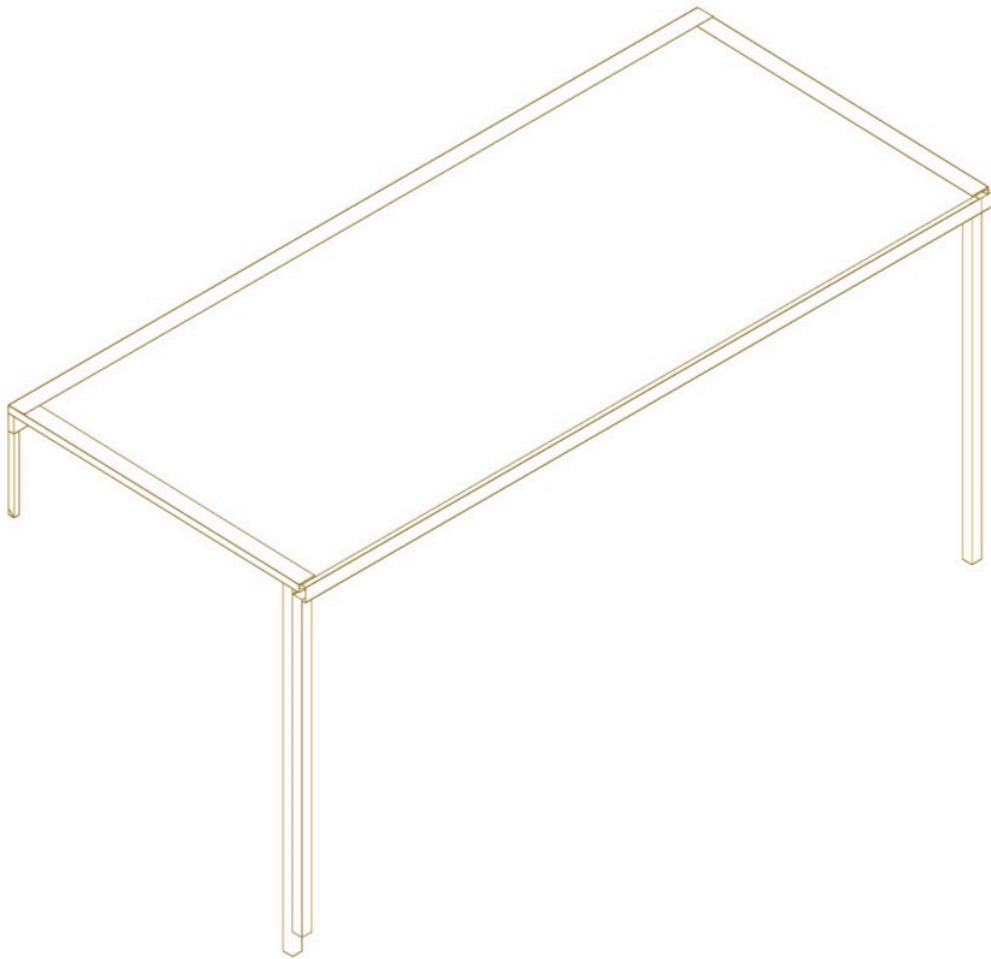


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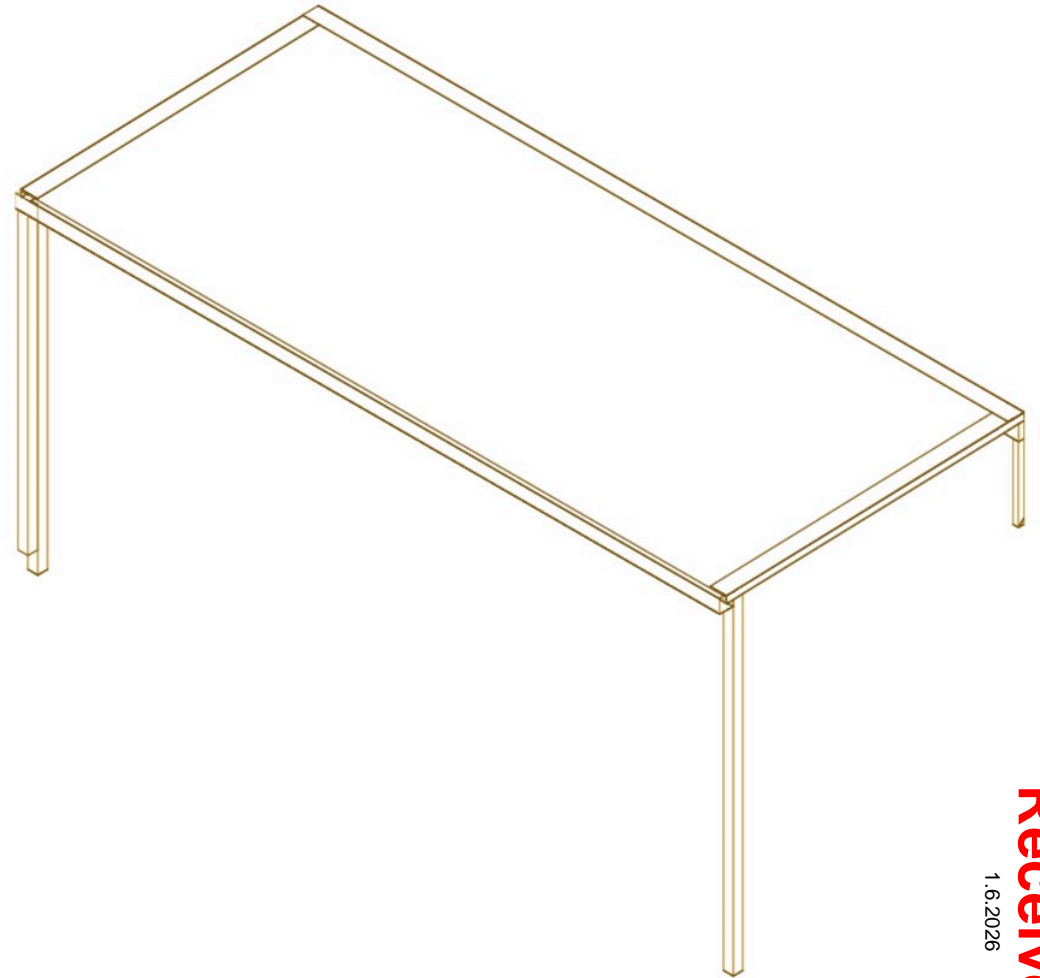
1.6.2026



BOUNDARY FENCE - STREET BOUNDARY
NORTH-SW ELEVATION

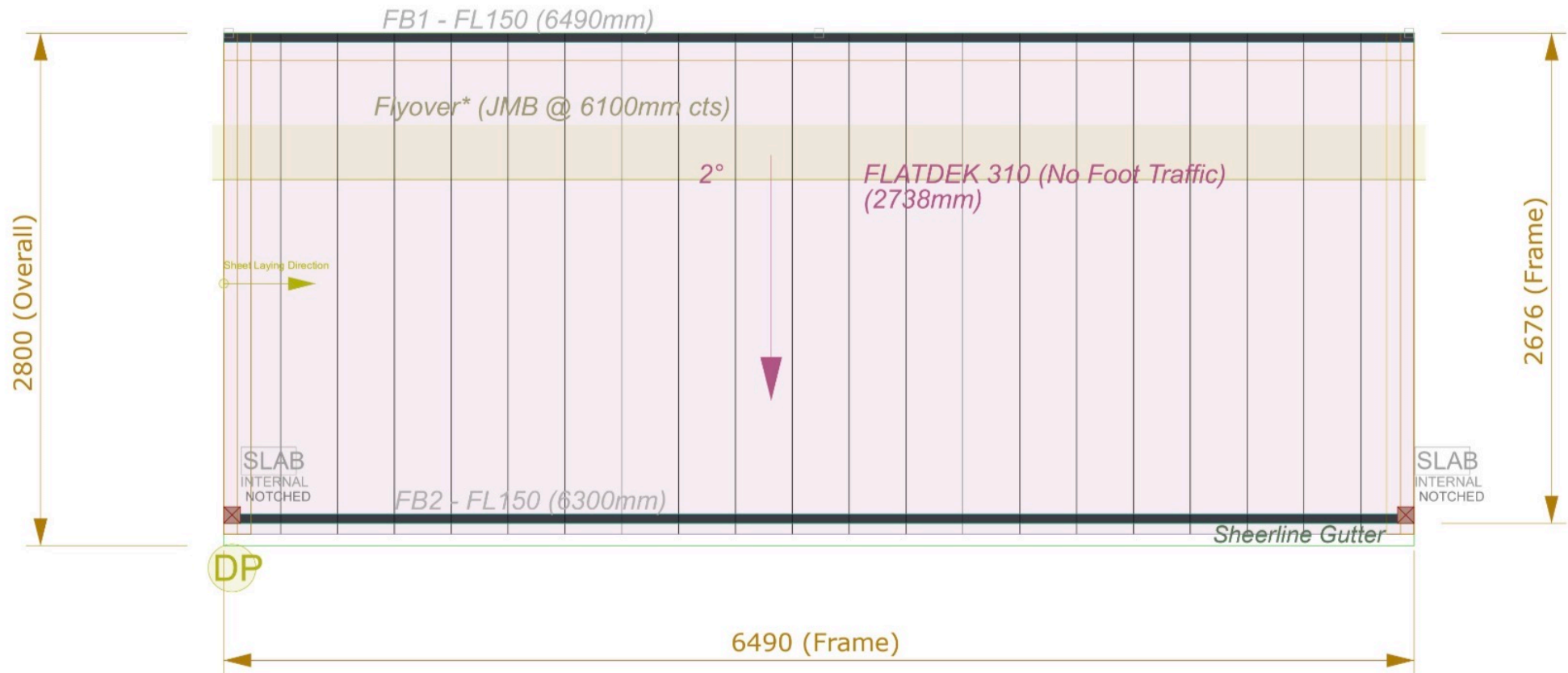


Isometric 1



Isometric 2

Received
1.6.2026



Full Plan Layout



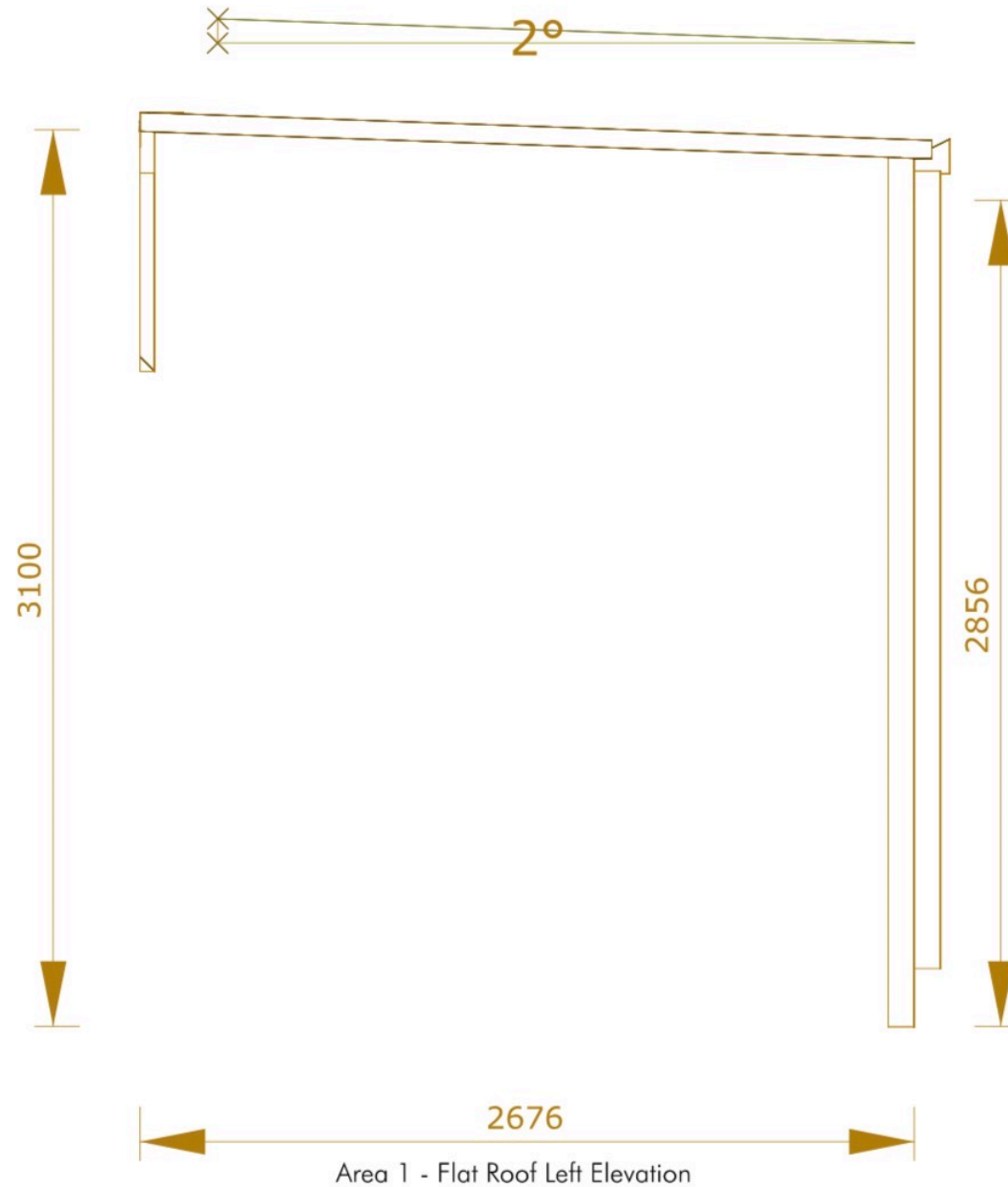
Area 1 - Flat Roof Front Elevation

LAYOUT - AREA ELEVATIONS

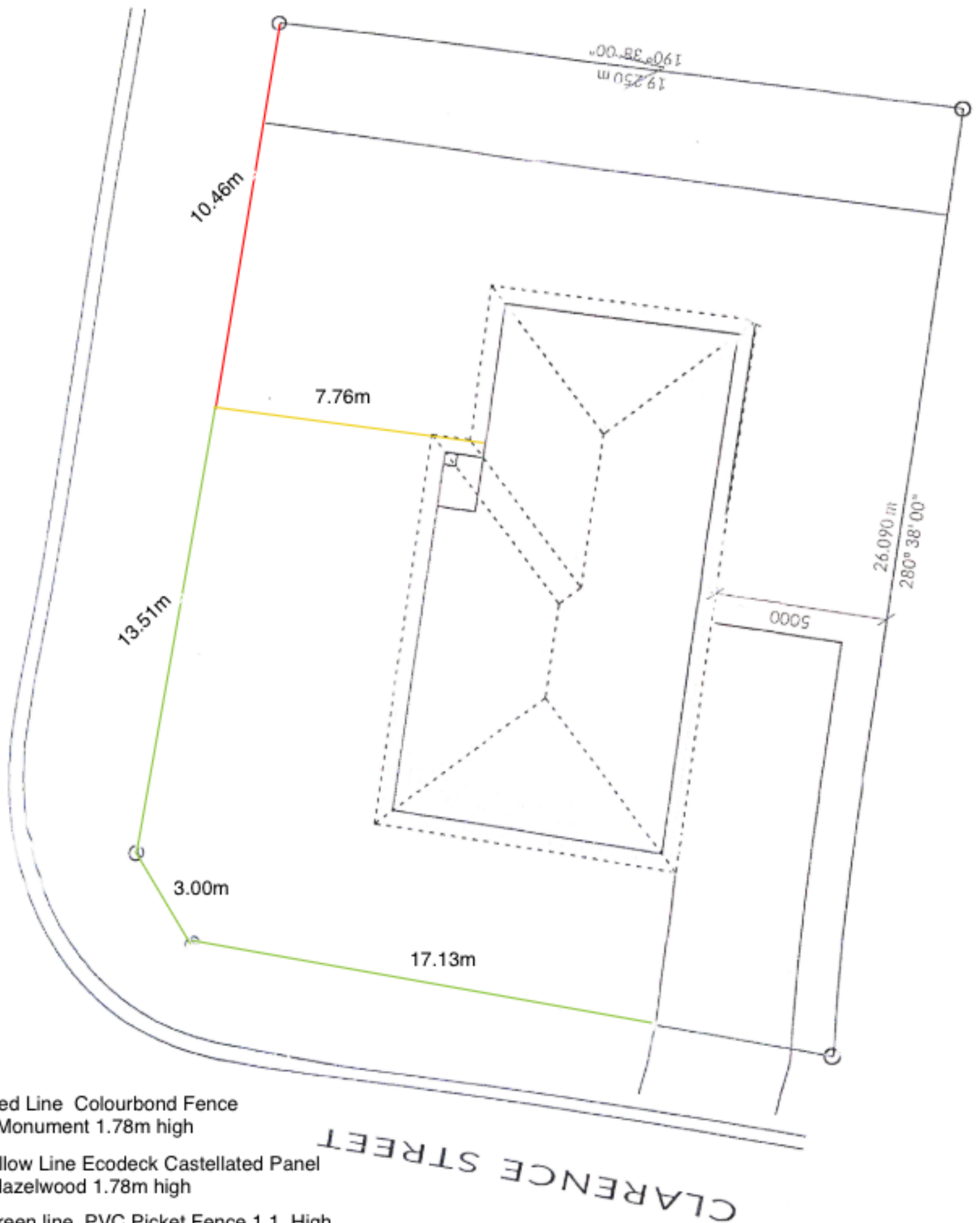
Received

1.6.2026

Exhibited



27 Clarence Street, Perth
Proposed Fence Plan



Red Line Colourbond Fence
- Monument 1.78m high

Yellow Line Ecodeck Castellated Panel
- Hazelwood 1.78m high

Green line PVC Picket Fence 1.1. High

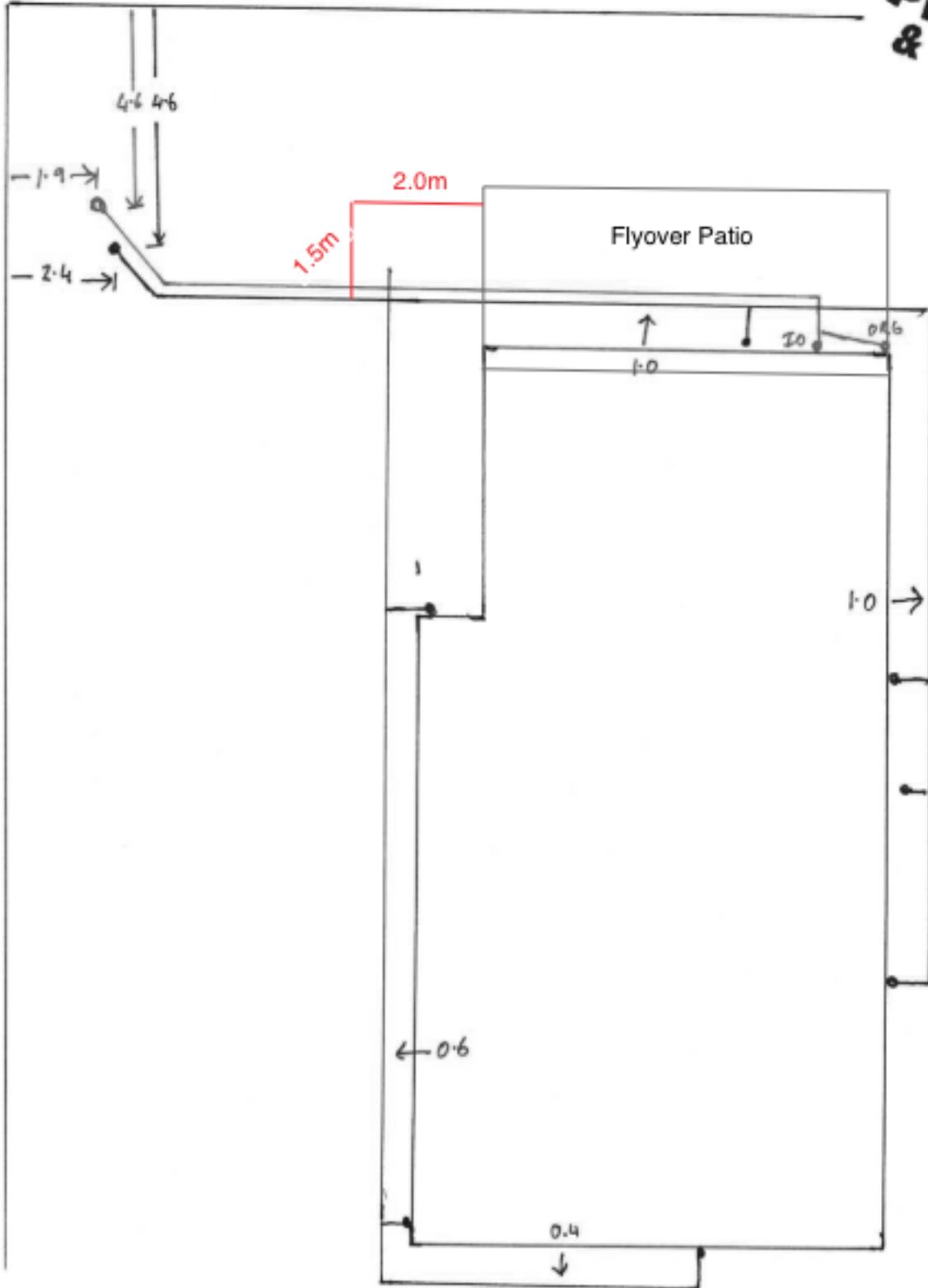
Plumber: Bo Streets

Date of installation: Feb/2020

Address & Name: 27 Clarence Street, Perth

PA/PL number: PMB-20-136

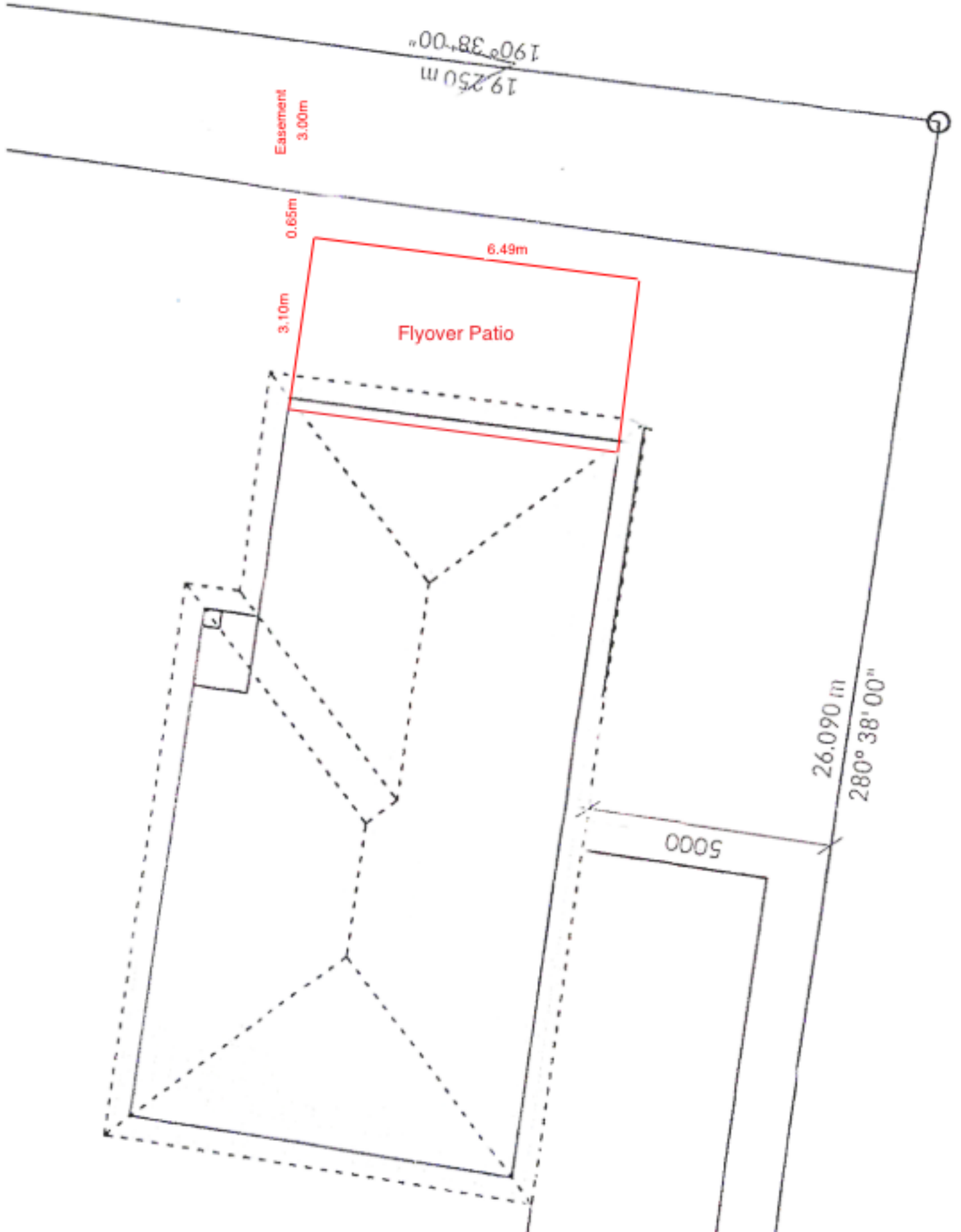
Scale 1:200



Legend

- D/T - disconnecting trap
- I/O - inspection opening
- W/M - water meter
- P/R - pressure reducer
- ORG - overflow relief gully
- DP - downpipe

27 Clarence Street, Perth
Plan showing location of proposed flyover patio
3100 x 6490mm



27 Clarence Street, Perth

Exhibited

Plan showing location of new exposed aggregate concrete slab
8490 x 2700mm

