

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

Reference no	PLN-26-0112
Site	11 KEPPOCH LANE PERTH
Proposed Development	Single dwelling
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)



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: - Proposed shed/dwelling (future secondary dwelling)

- Main dwelling to be submitted in a separate planning application

Driveway construction material: Gravel

The Land

Site address: 11 Keppoch Lane, Perth TAS 7300

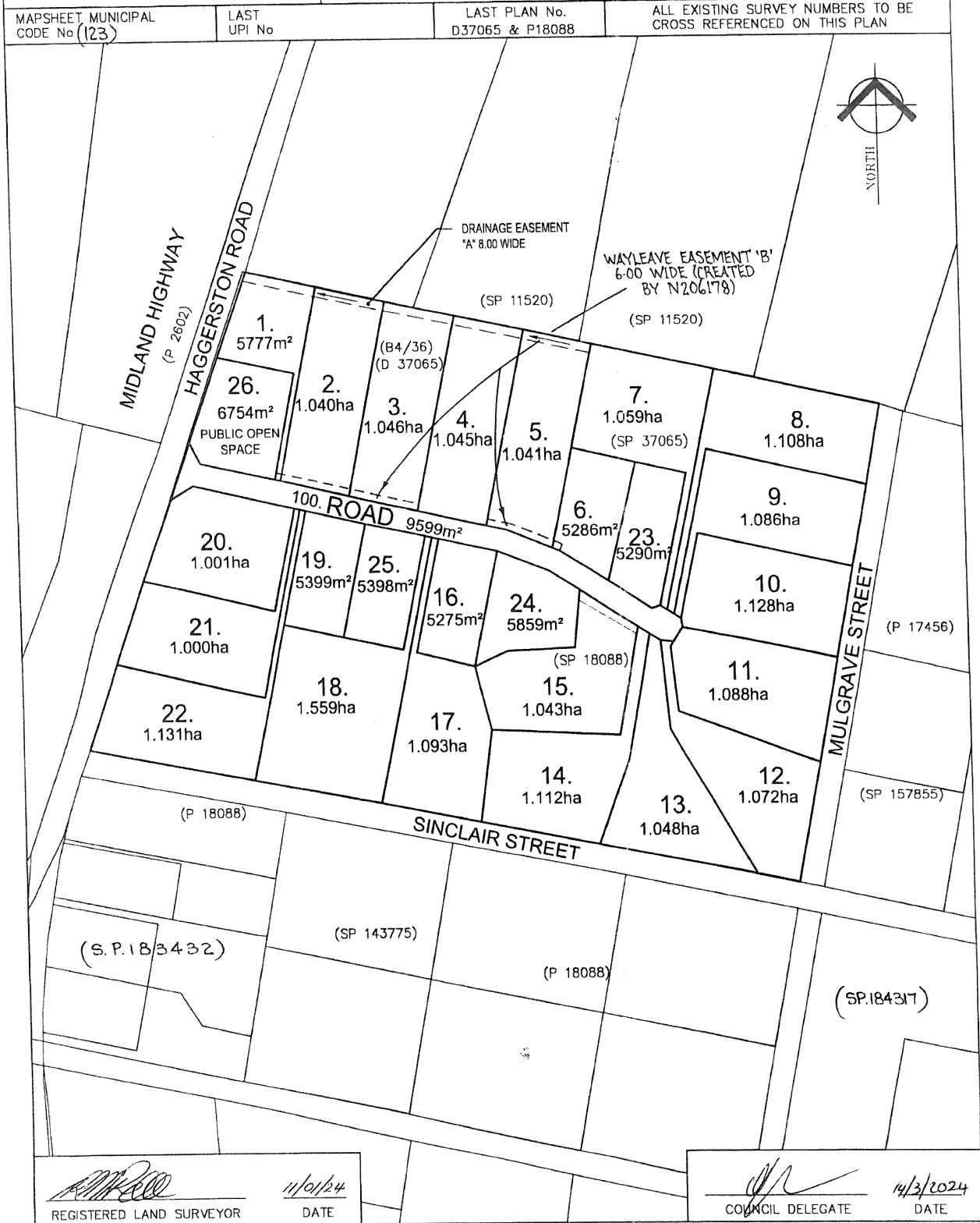
Title reference: C/T: 186410/6

Existing buildings on site: none

Existing use of site: vacant

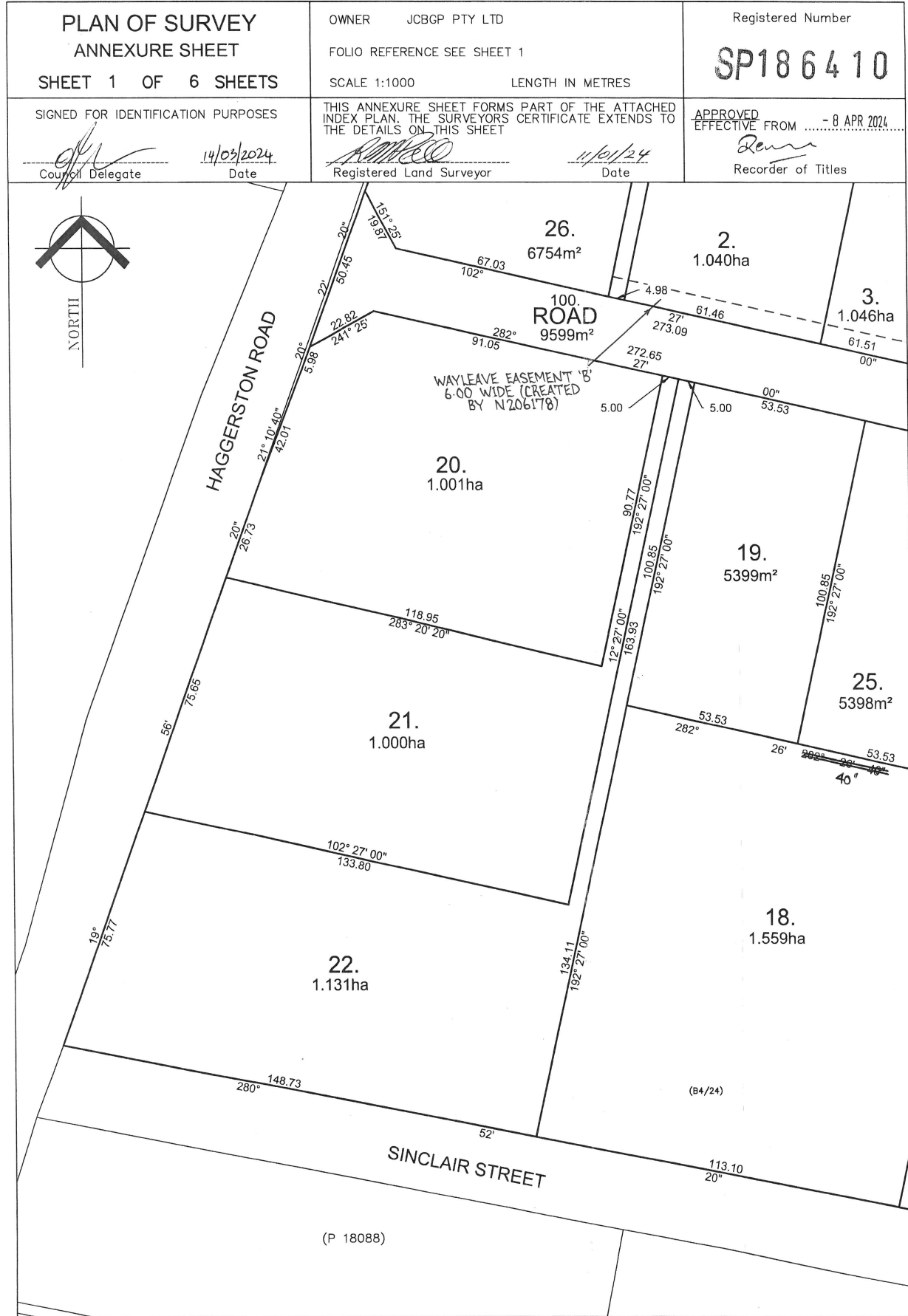
**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

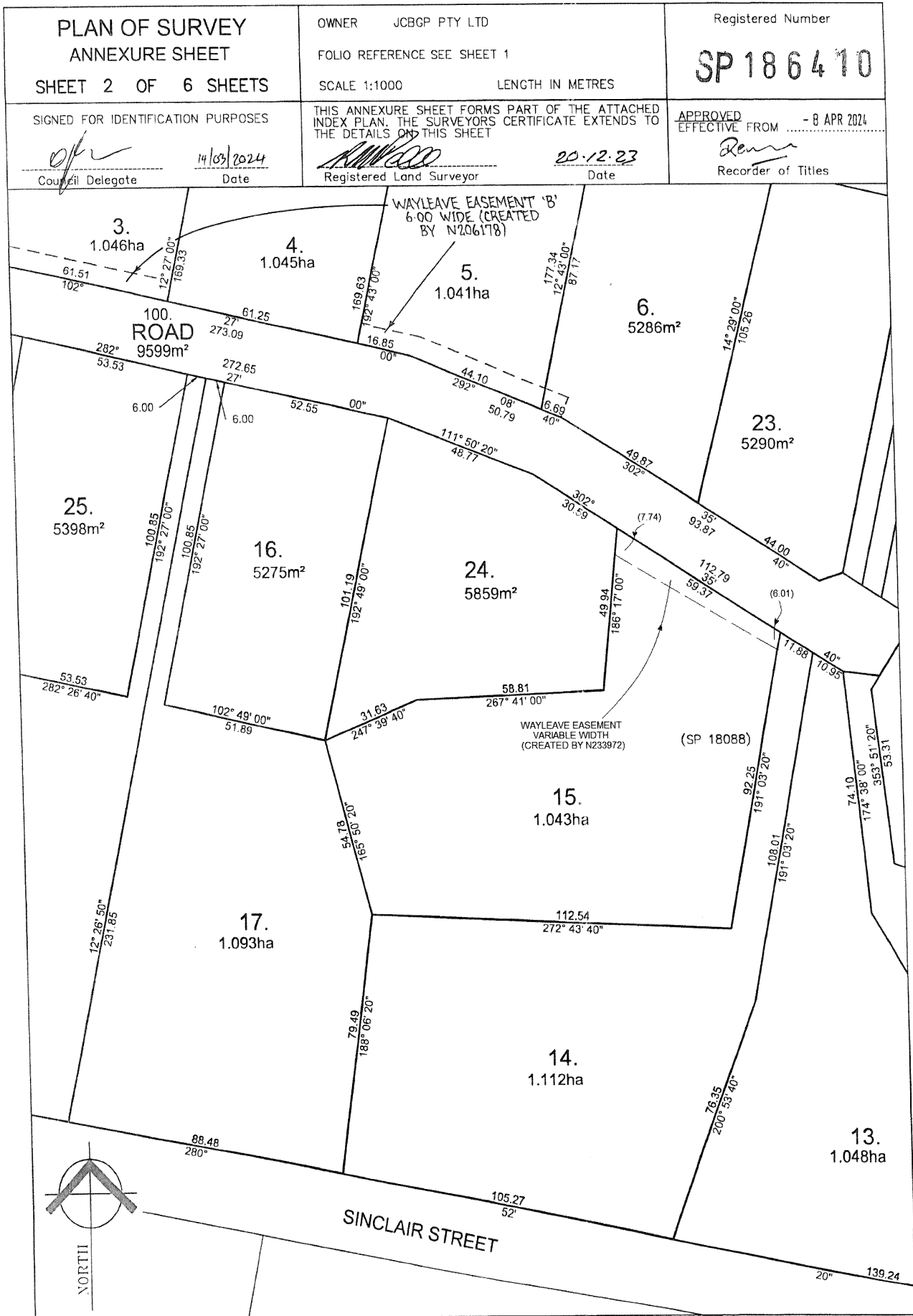
OWNER JCBGP PTY LTD	PLAN OF SURVEY	Registered Number SP186410	
FOLIO REFERENCE C.T. 37065/100 C.T. 18088/7, C.T. 18088/1	BY SURVEYOR R. M. PECK	APPROVED EFFECTIVE FROM - 8 APR 2024 <i>[Signature]</i> Recorder of Titles	
GRANTEE PART OF 23 ³⁵ 33 ³³ AND PART OF LOT 1 GRANTED TO FREDRICK JAMES HOUGHTON WHOLE OF 22 ² 11.1/2 ³⁴ GRANTED TO GEORGE GRIFFITHS AND WHOLE OF 5 ³ 34 ³⁴ GRANTED TO WILLIAM HOYLE	LOCATION TOWN OF PERTH CORNWALL - PERTH		
MAPSHEET MUNICIPAL CODE No (123)	LAST UPI No	LAST PLAN No. D37065 & P18088	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



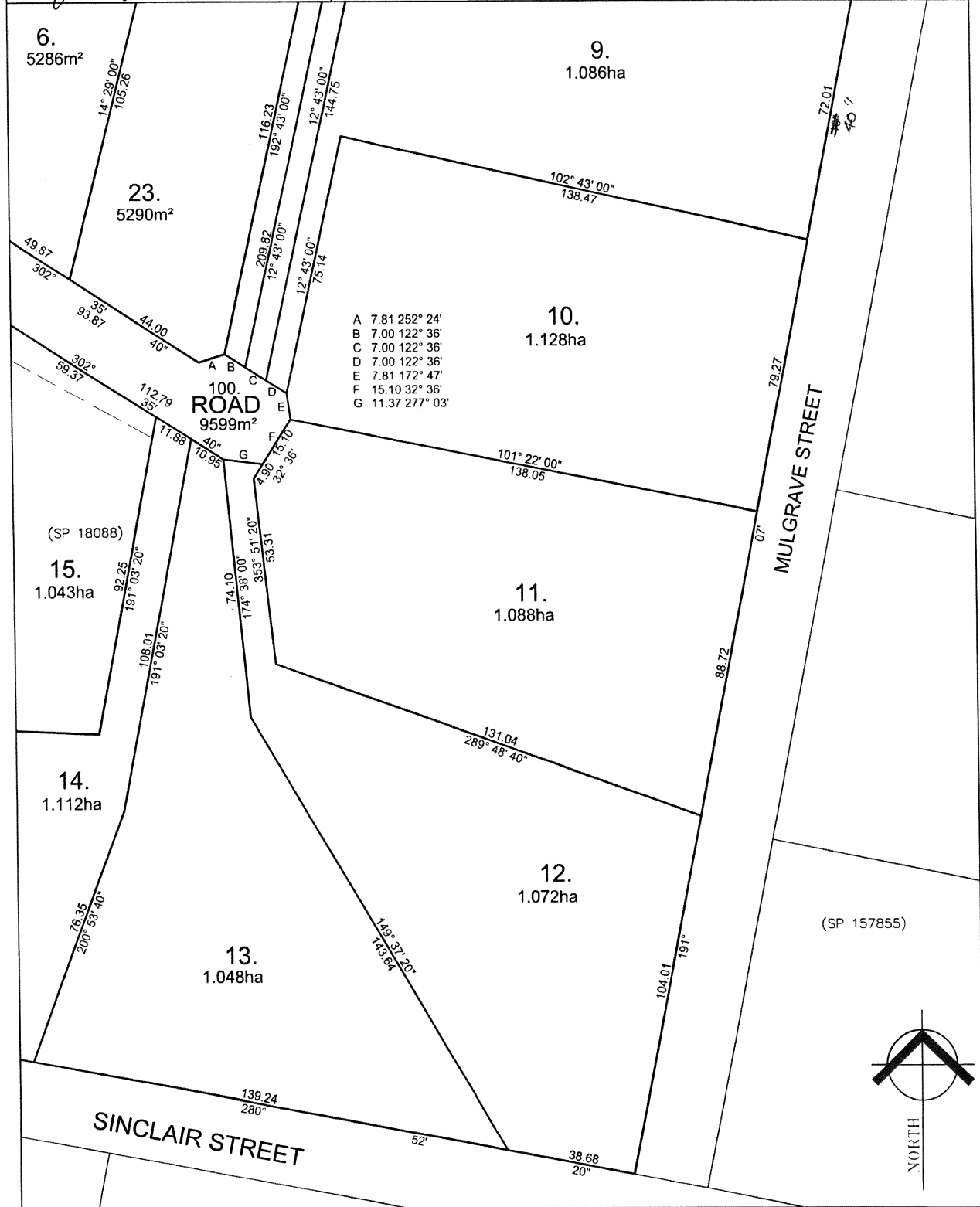
[Signature]
REGISTERED LAND SURVEYOR
DATE: 11/01/24

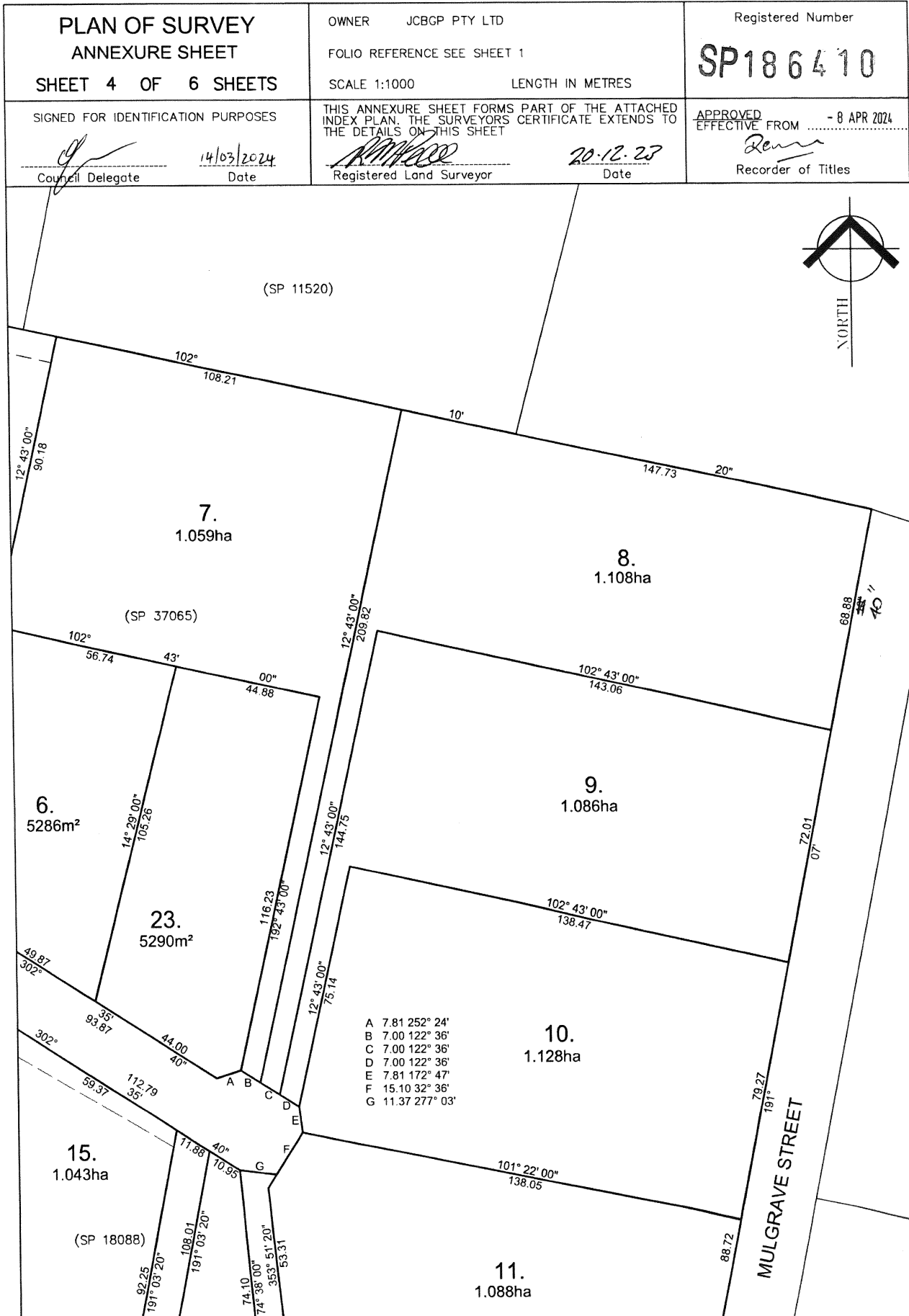
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COUNCIL DELEGATE
DATE: 14/3/2024

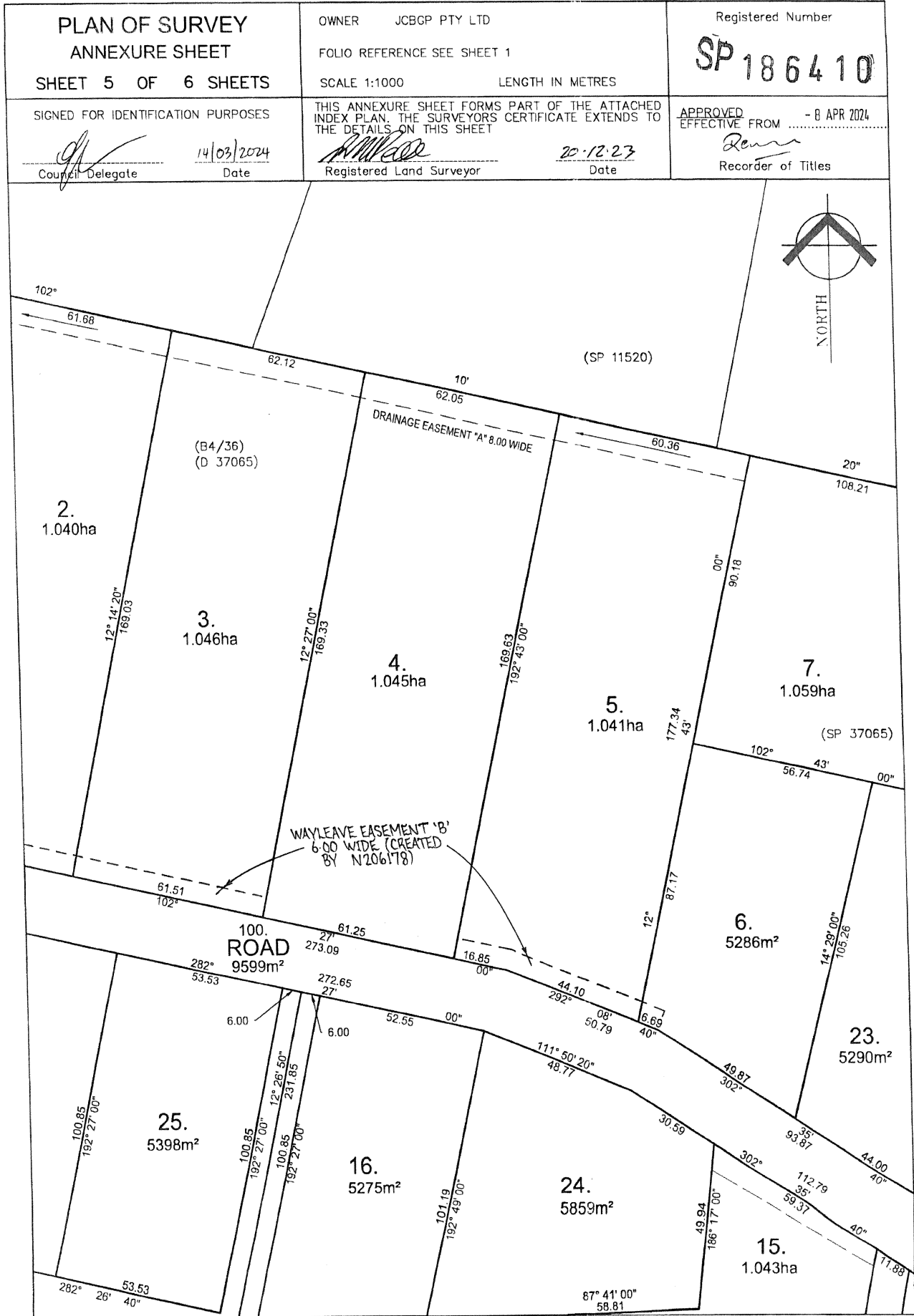



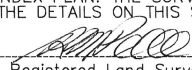
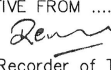


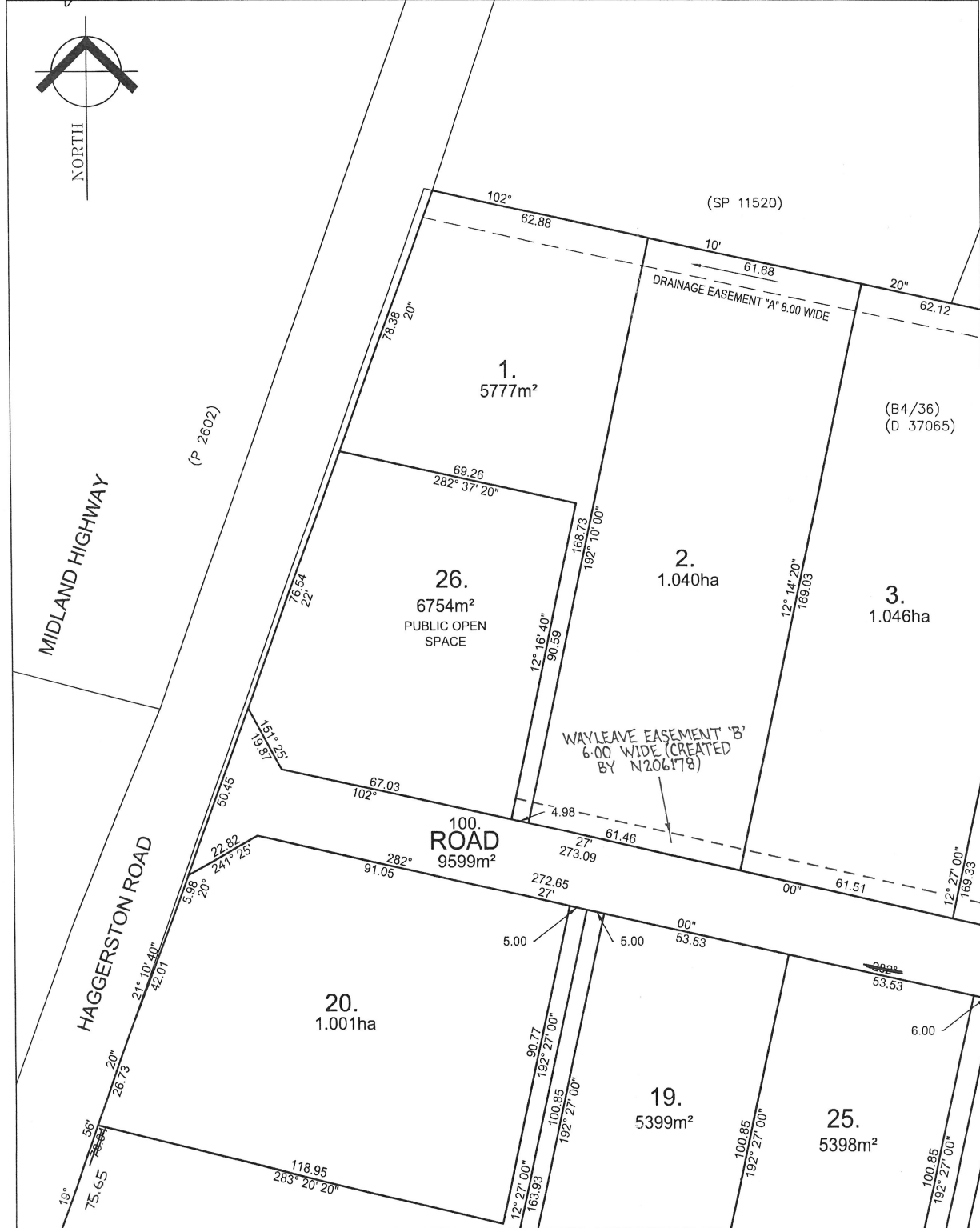
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS</p>	<p>OWNER JCBGP PTY LTD</p>	<p>Registered Number SP186410</p>
	<p>FOLIO REFERENCE SEE SHEET 1</p> <p>SCALE 1:1000 LENGTH IN METRES</p>	<p>APPROVED - 8 APR 2024</p> <p>EFFECTIVE FROM</p> <p><i>Renya</i> Recorder of Titles</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> Council Delegate</p> <p>14/03/2024 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p><i>[Signature]</i> Registered Land Surveyor</p> <p>20.12.27 Date</p>	





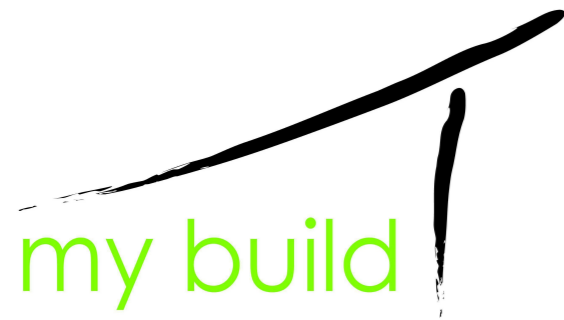


<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 6 OF 6 SHEETS</p>	<p>OWNER JCBGP PTY LTD FOLIO REFERENCE SEE SHEET 1 SCALE 1:1000 LENGTH IN METRES</p>	<p>Registered Number SP186410</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYOR'S CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor</p>	<p>APPROVED EFFECTIVE FROM - 8 APR 2024  Recorder of Titles</p>
<p>14/03/2024 Date</p>	<p>11/01/24 Date</p>	



Exhibited

PROPOSED NEW SHED/DWELLING FOR MR B. & MRS L. WAGNER 11 KEPPOCH LANE, PERTH



347-349 Wellington Street
South Launceston TAS 7249

P: (03) 6326 7686

E: info@mybuildcollective.com.au
www.mybuildcollective.com.au

Drawing Schedule

- A 01 Cover Page
- A 02 Site Plan
- A 03 Proposed Floor & Roof Plan
- A 04 Elevations

Total Floor Area	m ²	sq
Proposed Shed/Dwelling	156.47	16.84

LOCAL COUNCIL:
NORTHERN MIDLANDS COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED NEW
SHED/DWELLING
11 KEPPOCH LANE,
PERTH

TITLE REFERENCE: 186410/6

CLIMATE ZONE: 7

SOIL CLASSIFICATION: H-2

DESIGN WIND SPEED: N3

BAL RATING: TBC

SITE HAZARDS: N/A

JOB No: J-01031 DATE: 02.06.26

planning

REVISION NO. DRAWING NO.

Rev01 A01

PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.

DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS, THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE. THE DRAFTER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION.

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PLEASE NOTE:

BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.

ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.

SITE COVERAGE = 3%

ONSITE WASTEWATER DESIGN NOTES:

MINIMUM IRRIGATION SETBACKS:

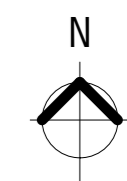
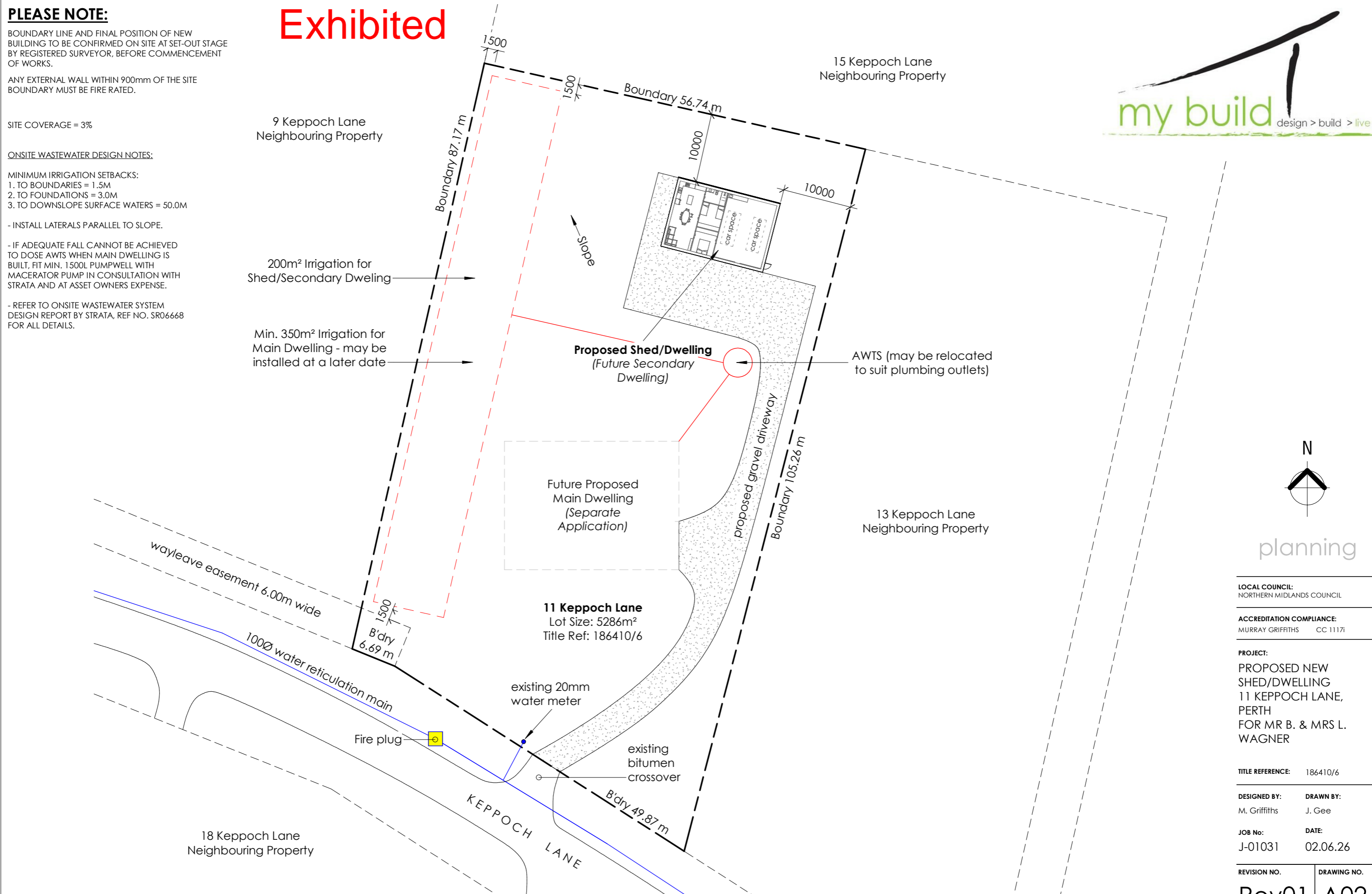
- 1. TO BOUNDARIES = 1.5M
- 2. TO FOUNDATIONS = 3.0M
- 3. TO DOWNSLOPE SURFACE WATERS = 50.0M

- INSTALL LATERALS PARALLEL TO SLOPE.

- IF ADEQUATE FALL CANNOT BE ACHIEVED TO DOSE AWTS WHEN MAIN DWELLING IS BUILT, FIT MIN. 1500L PUMPWELL WITH MACERATOR PUMP IN CONSULTATION WITH STRATA AND AT ASSET OWNERS EXPENSE.

- REFER TO ONSITE WASTEWATER SYSTEM DESIGN REPORT BY STRATA, REF NO. SR06668 FOR ALL DETAILS.

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planning

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PROJECT:
PROPOSED NEW SHED/DWELLING
11 KEPPOCH LANE,
PERTH
FOR MR B. & MRS L. WAGNER

TITLE REFERENCE: 186410/6

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

JOB No: J-01031
DATE: 02.06.26

REVISION NO.	DRAWING NO.
Rev01	A02

PROPOSED SITE PLAN

1 : 500



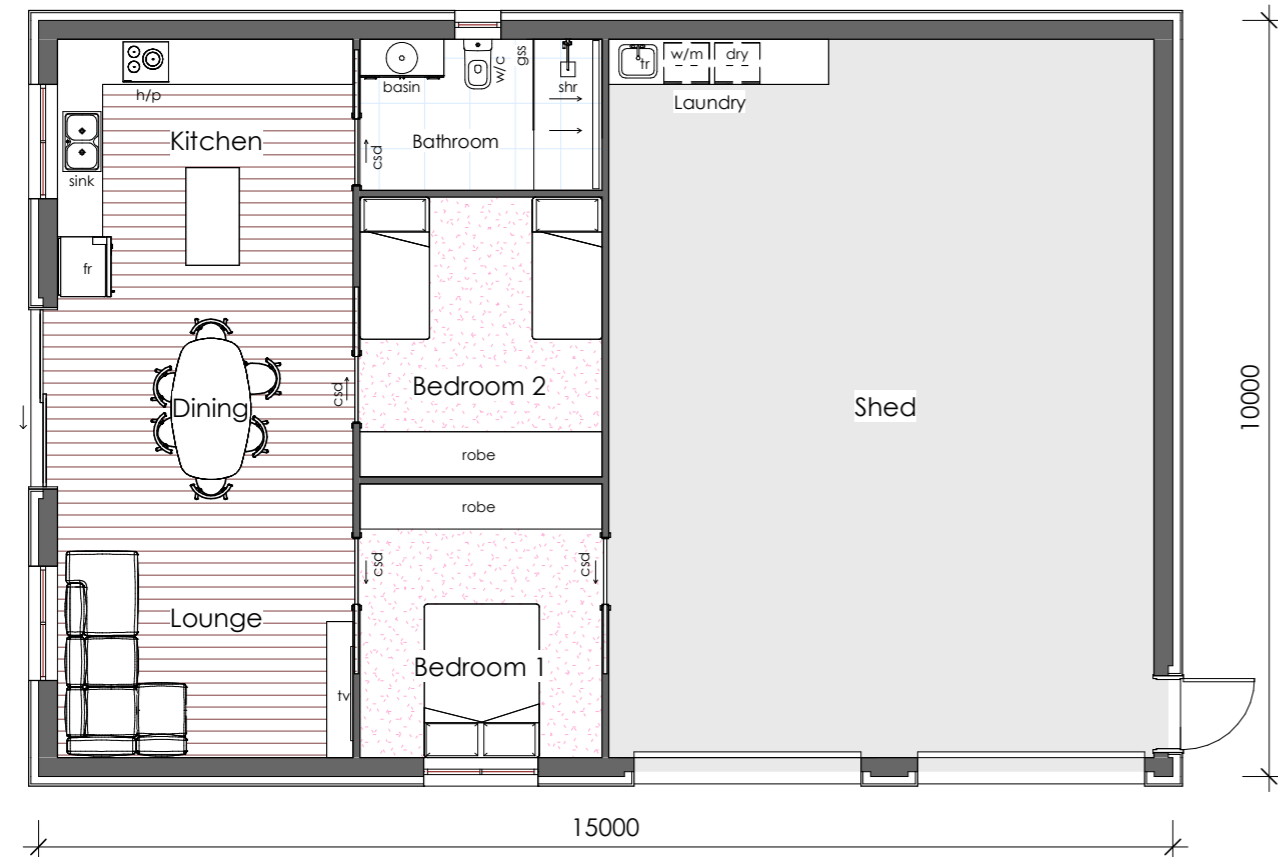
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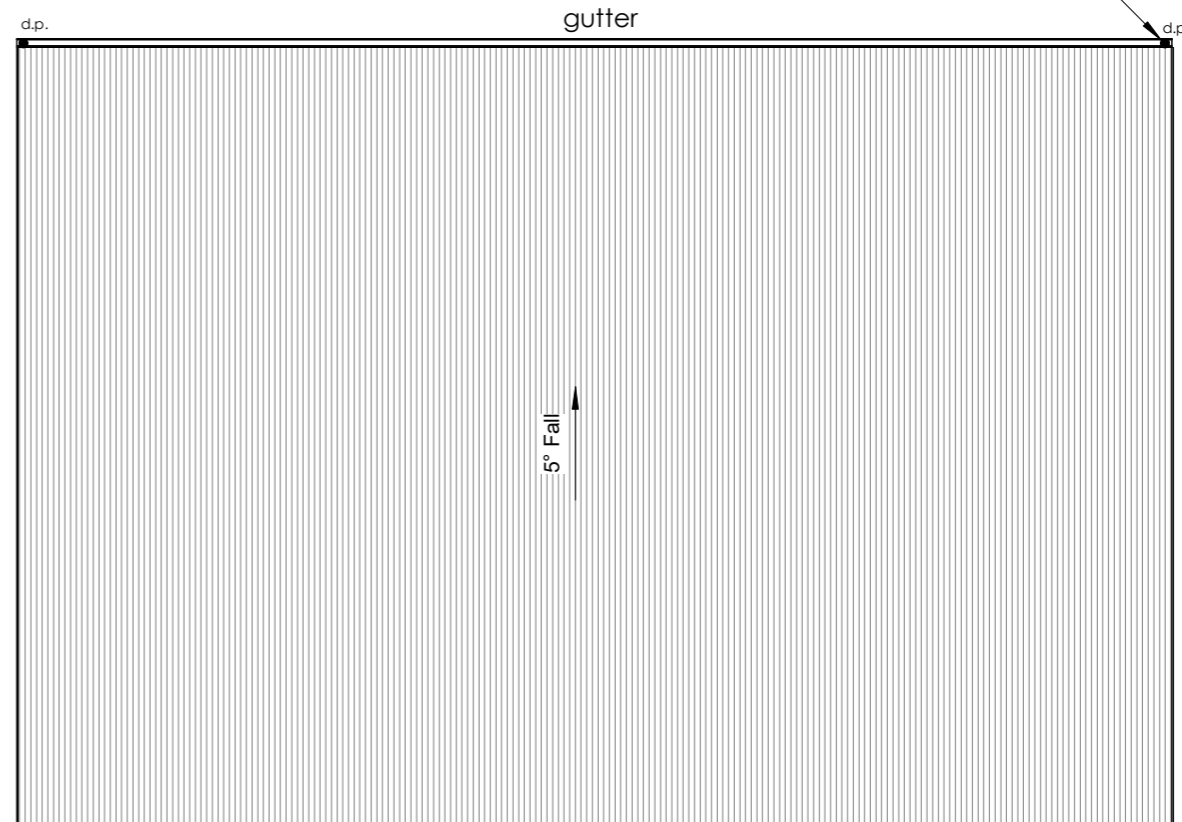
Total Floor Area	m ²	sq
Proposed Shed/Dwelling	156.47	16.84

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PROPOSED FLOOR PLAN

1 : 100



PROPOSED ROOF PLAN

1 : 100



planning

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ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171		DESIGNED BY: M. Griffiths	DRAWN BY: J. Gee
PROJECT: PROPOSED NEW SHED/DWELLING 11 KEPPOCH LANE, PERTH FOR MR B. & MRS L. WAGNER		JOB No: J-01031	DATE: 02.06.26
REVISION NO.	DRAWING NO.		
Rev01	A03		



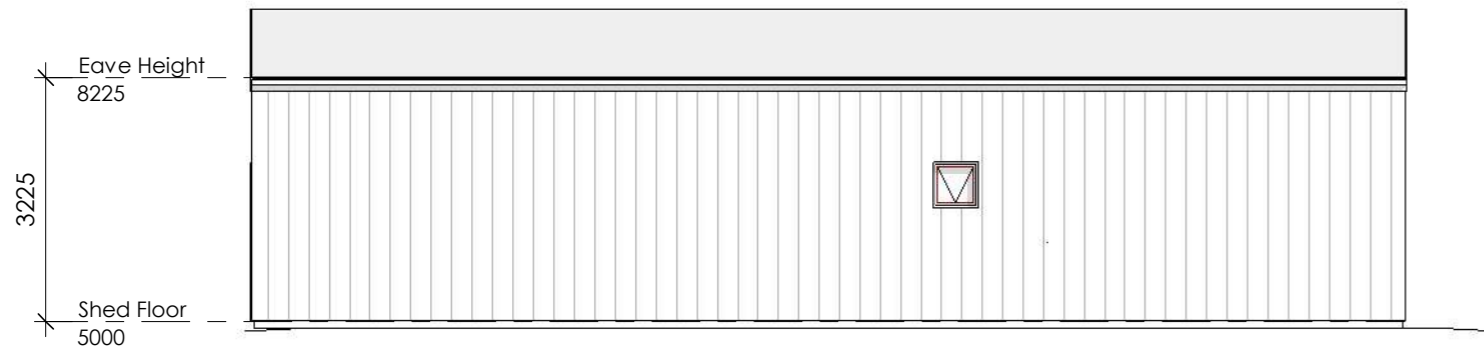
SHED/DWELLING



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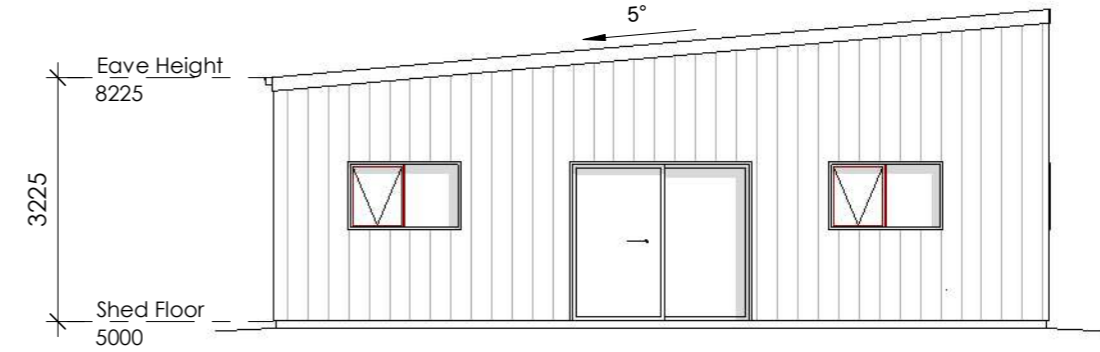
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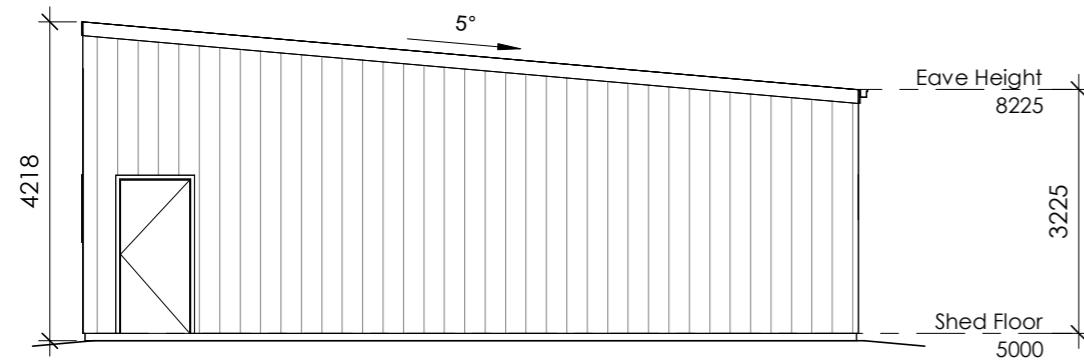
NORTH-EAST ELEVATION

1 : 100



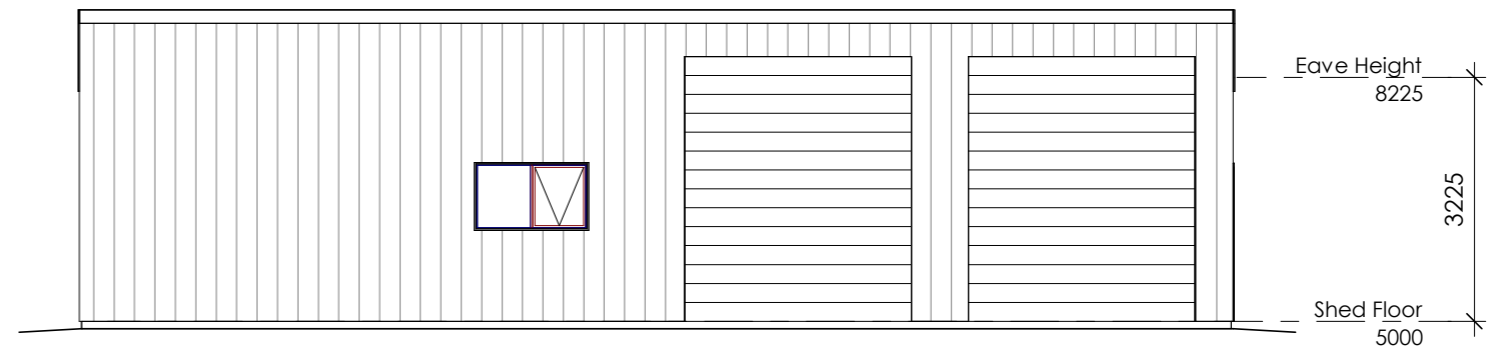
NORTH-WEST ELEVATION

1 : 100



SOUTH-EAST ELEVATION

1 : 100



SOUTH-WEST ELEVATION

1 : 100



SHED/DWELLING



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planning

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FOR MR B. & MRS L. WAGNER

JOB No: J-01031
DATE: 02.06.26

REVISION NO.	DRAWING NO.
Rev01	A04