

Exhibited

This planning application is open for
public comment until
07 September 2026

Reference no	PLN-26-0125
Site	4 CRESSY ROAD LONGFORD
Proposed Development	Outbuilding (Shed) and third access
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)

14.8.2026

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.)

Office Use Only:

The Proposal

Description of proposal:

CONSTRUCTION OF BOAT SHED

Driveway construction material:

Concrete

The Land

Site address:

2 CRESSY ROAD
LONGBORO

Title reference:

C/T: 81812/1&2

Existing buildings on site:

House, shed

Existing use of site:

?

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

13th August 2026

Northern Midlands Council

Re: Planning application PLN-26-0125

Dear Brandie Strickland

Additional information required

New plan showing title boundaries, the proposed setbacks and existing and proposed crossovers

NOTE: Proposed new crossover to be constructed from paving as well is proposed to go from the existing asphalt edge to the new roller door

Photos show the existing crossovers to the bus yard and the house.

There is no proposal to construct additional parking areas.

Performance Criteria Response

8.4.2 P2: the current shed runs parallel to the boundary, and the set back is at 1800mm. the new proposed shed is 750mm closer to the boundary, hence a proposed setback of 1150mm. The reason for that is that there is a large established tree at the rear of the new proposal which the owner wishes to retain. Photos will confirm that there is no impact on neighboring properties as the Jack's are the only ones to utilize the immediate area along the full length of their boundary. The area now is primarily used for parking and a footpath exists on the opposite side of the street

8.4.5 P1: the proposal includes a 5000mm roller door to facilitate the garaging of a large boat and additional access for circulation. As above, the area along the full boundary length is utilized solely by the Jacks there is no or minimal impact. The photos show that the area where the proposed shed is to be built is and has been used for trailer, etc storage

C2.6.3 P1:

- (a) No loss of on-street parking
- (b) Pedestrian safety is assured on the footpath opposite side of the road. The current area will not change other than a constructed crossover
- (c) Traffic safety: minimal impact expected when a vehicle exits or enters the new roller door

- (d) Residential amenity: as the current area is used a parking bay for trailers etc, no real change is anticipated
- (e) Street impact: what is now an unsightly parking area will be replaced with a new building

I hope that the questions you have raised have been adequately answered. I am acting for the Jacks and if you require further clarification or information, please do not hesitate to contact the writer

Kind regards

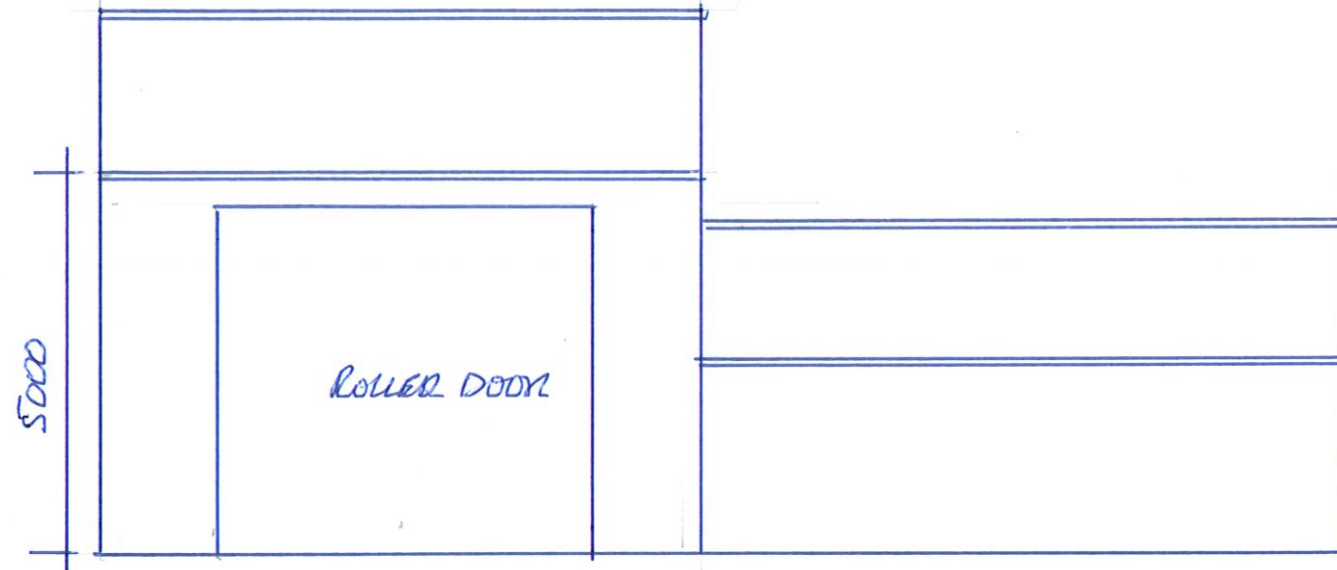
Will van Winden

0418130083

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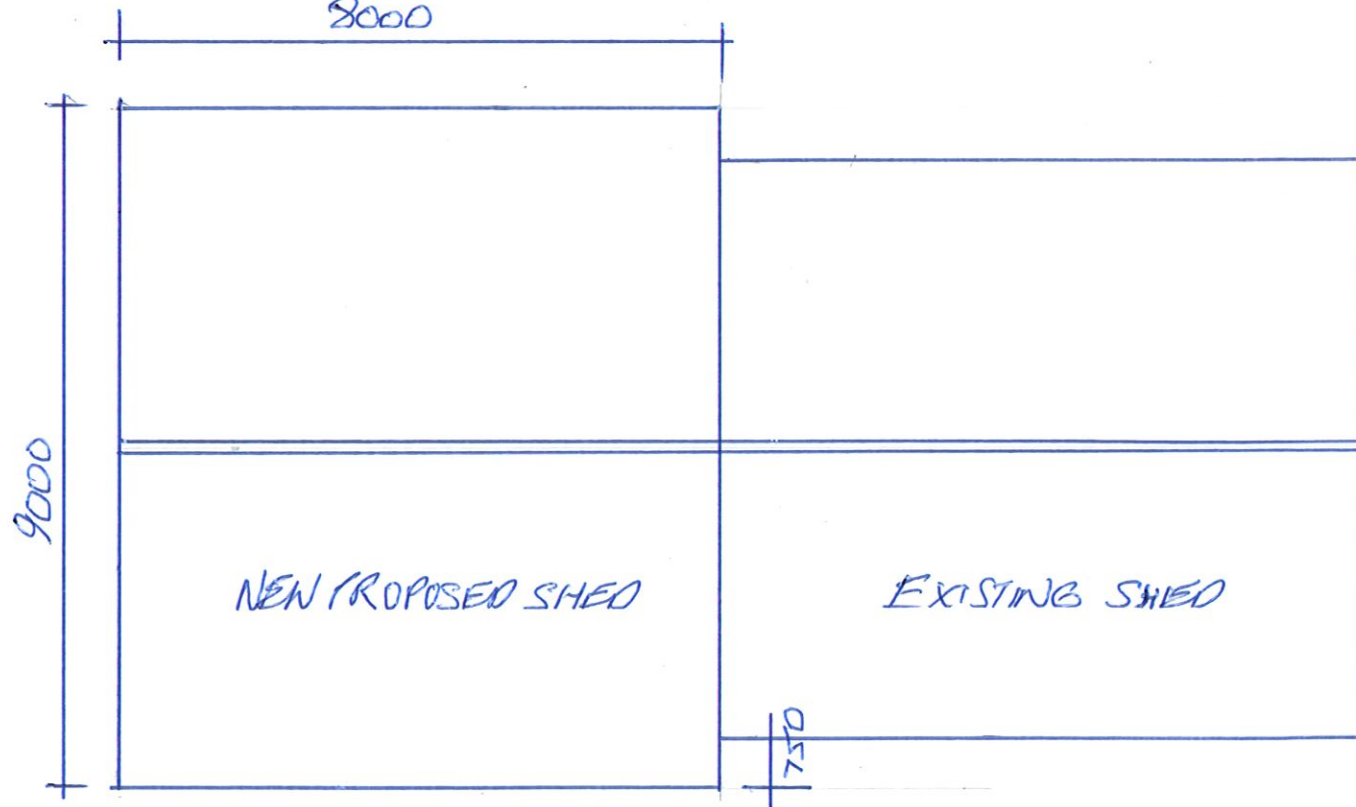
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FRONT ELEVATION

8000



FLOOR PLAN



SIDE ELEVATION

NOTES : CONCRETE FLOOR

STEEL FRAME

COLOURBOND CLADDING WALLS AND ROOF

DISCHARGE S.W TO EXISTING SYSTEM

PROPOSED NEW COLOURBOND CLAD SHED

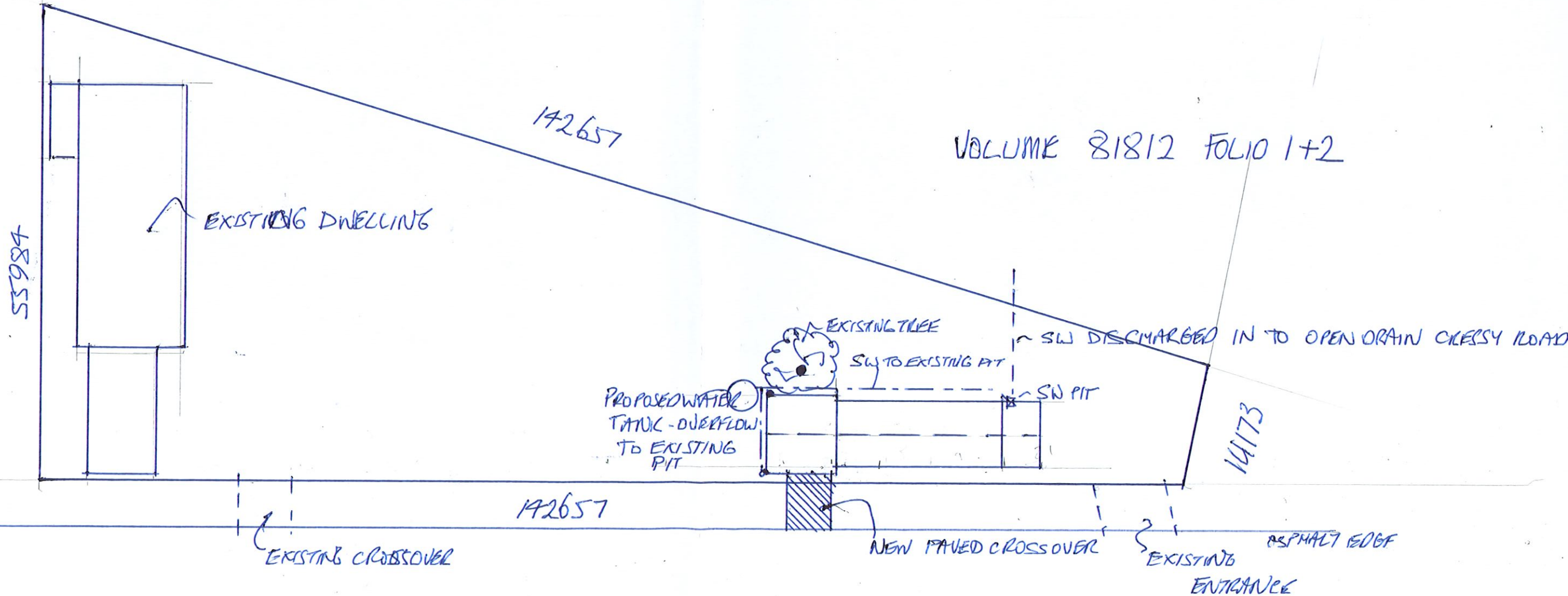
@ 2 CRESSY ROAD, LONGFORD

FOR D.J AND L.E. JACK.

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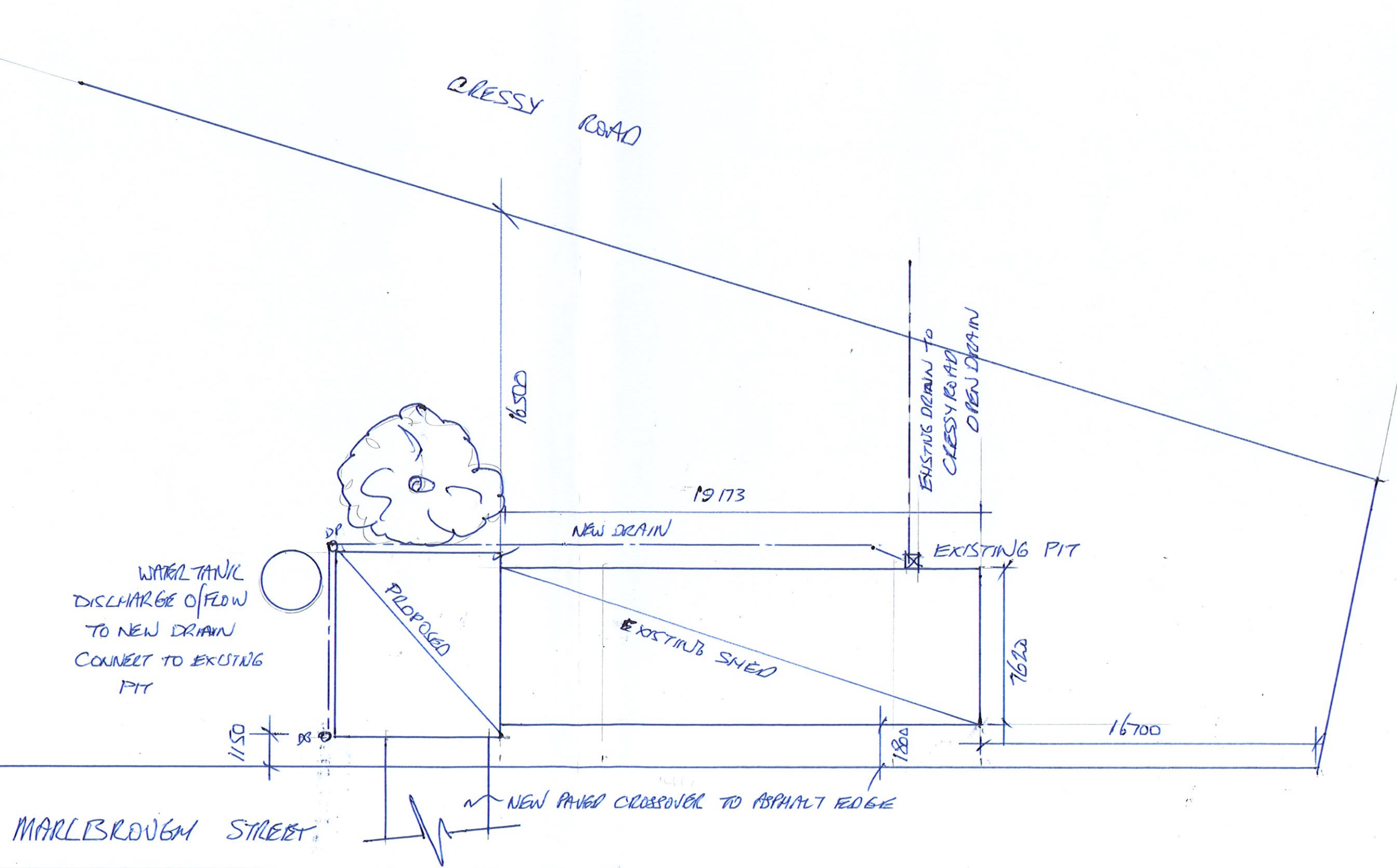
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MARLBROUGH STREET

CRESSY ROAD

