

# Exhibited

This planning application is open for  
public comment until  
31 August 2026

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| Reference no            | <b>PLN-26-0138</b>                              |
| Site                    | <b>54 FREDERICK STREET<br/>PERTH</b>            |
| Proposed<br>Development | <b>Dwelling additions (Carport &amp; Patio)</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)



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:

New Prefab Lysaght Carport

New Prefab Lysaght Patio

Driveway construction material: not required in place

### The Land

Site address:

53 Frederick Street perth Tas 7300

Title reference:

C/T:23100/1

Existing buildings on site:

Residential dwelling

Existing use of site:

Residential dwelling

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

|                                                                                    |                                                                   |                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------|
| APPROVED FROM 25 MAY 1984<br><i>J. Sproule</i><br>ACTING DEPUTY RECORDER OF TITLES | <b>CONVERSION<br/>PLAN</b>                                        | REGISTERED NUMBER<br><b>D.23122</b> |
| FILE<br>NUMBER Y.2467.                                                             | GRANTEE<br>PART OF 20.0.0 (SEC.T.)<br>THOMAS & DALRYMPLE JOHNSON. | B.HILL.<br>23.5.84                  |

OS K 7087

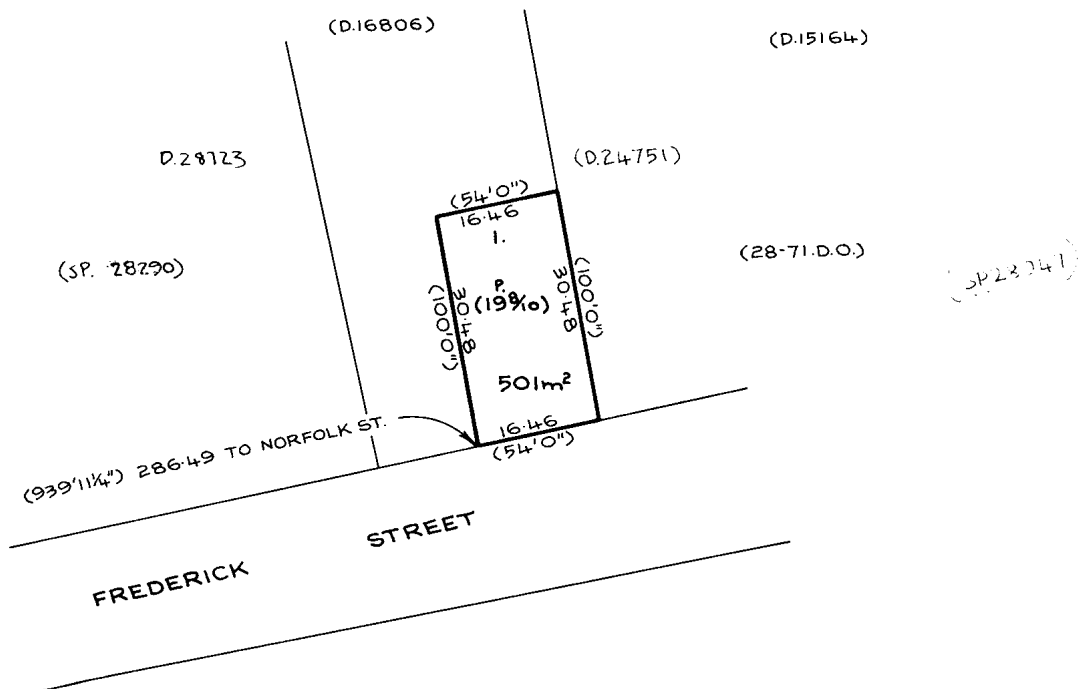
SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF PERTH SEC.T.

LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



PROPOSED CARPORT & PATIO FOR  
NEIL & JAYNE BUTTERWORTH  
54 FREDERICK STREET  
PERTH TAS 7300

STAGE | BA STAGE | REVISION 01

INDEX

| SHEET NO. | SHEET NAME        |
|-----------|-------------------|
| A0.0      | COVER PAGE        |
| A1.0      | OVERALL SITE PLAN |

SITE DETAILS

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| PLANNING ZONE:        | NORTHERN MIDLANDS COUNCIL<br>GENERAL RESIDENTIAL |
| EXISTING SITE AREA:   | 501 M <sup>2</sup>                               |
| EX. ROOF AREAS:       | 178 M <sup>2</sup>                               |
| PRO. CARPORT & PATIO: | 71 M <sup>2</sup>                                |
| TOTAL ROOFED AREAS:   | 249 M <sup>2</sup>                               |
| TOTAL COVERAGE:       | 49 %                                             |

PROJECT INFORMATION

|                                  |
|----------------------------------|
| CLIENT: NEIL & JAYNE BUTTERWORTH |
| TITLE REFERENCE: 23122/1         |
| CLASSIFICATION: 10a CLASS        |
| WIND CLASS: N3                   |
| SOIL CLASS: CLASS M              |
| CLIMATE ZONE: ZONE 7             |
| TOPOGRAPHY CLASS: TBC            |
| CORROSION ENVIRONMENT: N/A       |
| KNOWN HAZARDS: N/A               |

Exhibited

R

RICHMOND PROJECTS

M| (+61 0) 423 826 156

E| INFO@RICHMONDPROJECTS.NET

LICENCE NO: 15023031 (QLD), 035660588 (TAS)

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Received

10.8.2026

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| REV | AMENDMENT DETAILS | BY | DATE |

PROJECT STAGE

BUILDING APPROVAL

PROJECT DETAILS

PROPOSED CARPORT/PATIO

54 FREDERICK STREET  
PERTH TAS 7300

CLIENT DETAILS

NEIL & JAYNE BUTTERWORTH

DRAWING TITLE

COVER PAGE

DRAWN

T.F

DESIGNED

E.R

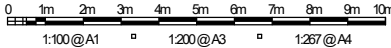
CHECKED

E.R

ISSUE DATE  
30.07.26

DRAWING SCALE  
1 : 50

SHEET SIZE  
A3



|                |                |          |
|----------------|----------------|----------|
| PROJECT NUMBER | DRAWING NUMBER | REVISION |
| RP2621         | A0.0           | 01       |



CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A  
GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 40M/S N2

SITE GENERAL NOTES

CONFIRM ALL DIMENSIONS ON SITE TO EXISTING DWELLINGS PRIOR TO COMMENCEMENT OF ANY WORK.  
EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.  
THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE.  
NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.  
THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION.  
REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS,DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER CIVIL ENGINEERS DOCUMENTATION.  
ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT. SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR. TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, DEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

SITE PREPARATION AND EXCAVATION

IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS.  
INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS

CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECS.  
UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR.  
CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

WORKPLACE HEALTH AND SAFETY

BUILDER SHALL COMPLY WITH ALL WORKPLACE HEALTH AND SAFETY REQUIREMENTS REQUIRED BY LEGISLATION FOR THE CONSTRUCTION OF THE STRUCTURE AND SHALL ASSES ALL WORKPLACE HEALTH AND SAFETY ISSUES BEFORE COMMENCEMENT OF CONSTRUCTION AND LIASE WITH THE DESIGNER IF NECESSARY TO AVOID/MINIMISE RISKS DURING CONSTRUCTION.

SERVICES

BUILDER TO LOCATE ALL SERVICES BEFORE COMMENCEMENTOF CONSTRUCTION. SEWERAGE TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND WATER SUPPLY ACT 1949. ROOF WATER DISCHARGE TO DOWNPIPES TO RAINWATER STORAGE TANKS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. TANK OVERFLOW TO BE DIRECTED OR DISCHARGE AS PER LOCAL AUTHORITY REQUIREMENTS. RAINWATER TANK AND WASTE SERVICES TO BE CONNECTED TO LOCAL AUTHORITY SEWERAGE SYSTEM OR AS PER HYDRAULIC ENGINEERS DEISGN.

NOTE: RICHMOND PROJECTS GIVES NO WARRANTY REGARDING THE PRECENSE OF LOCATION OF BURIED SERVICES, INCLUDING NEW-INSTALLED SERVICES. "AS CONSTRUCTED" LOCATIONS MAY DIFFER FROM WHAT IS DRAWN ON THIS PLAN.

INITIAL IDENTIFICATION AS PER DBYD  
(DIAL BEFORE YOU DIG - TELEPHONE: 1100  
HTTP://WWW.1100.COM.AU)

SITE INFORMATION

|                     |       |
|---------------------|-------|
| SITE AREA           | 501M² |
| TOTAL BUILDING AREA | 249M² |
| TOTAL SITE COVERAGE | 49%   |

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1 OVERALL SITE PLAN  
A1.0 1 : 200

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PROJECT STAGE

BUILDING APPROVAL

PROJECT DETAILS

PROPOSED CARPORT/PATIO

54 FREDERICK STREET  
PERTH TAS 7300

CLIENT DETAILS

NEIL & JAYNE BUTTERWORTH

DRAWING TITLE

OVERALL SITE PLAN

DRAWN

T.F

DESIGNED

E.R

CHECKED

E.R

ISSUE DATE

30.07.26

DRAWING SCALE SHEET SIZE

As indicated A3

|           |           |           |    |    |    |    |    |    |    |     |
|-----------|-----------|-----------|----|----|----|----|----|----|----|-----|
| 0         | 1m        | 2m        | 3m | 4m | 5m | 6m | 7m | 8m | 9m | 10m |
| 1:100 @A1 | 1:200 @A3 | 1:267 @A4 |    |    |    |    |    |    |    |     |

PROJECT NUMBER

RP2621

DRAWING NUMBER

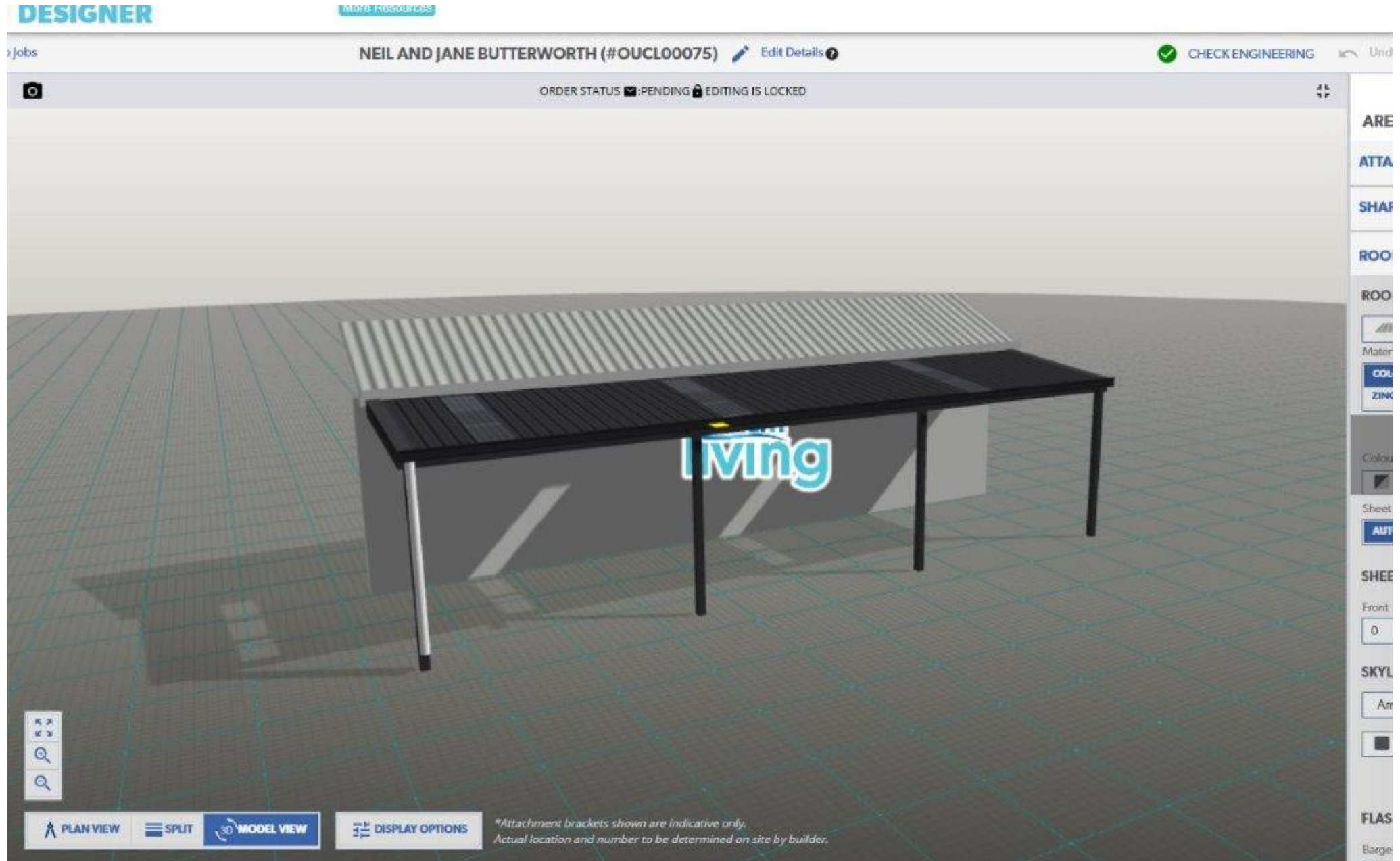
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REVISION

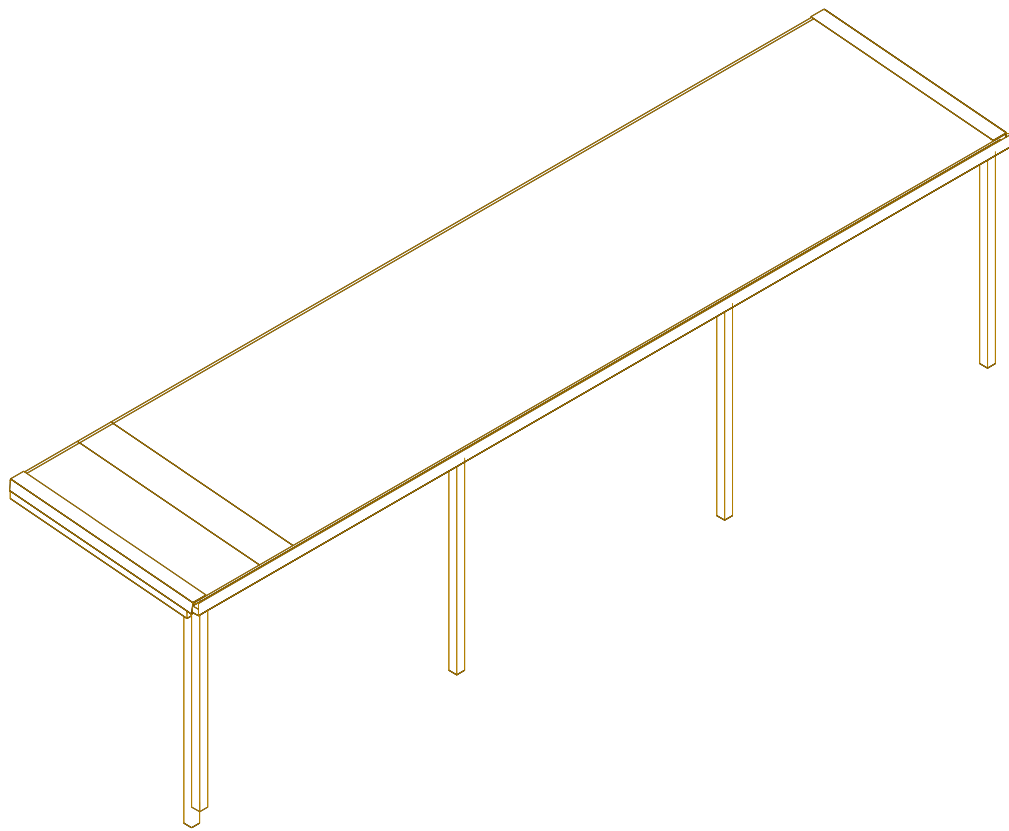
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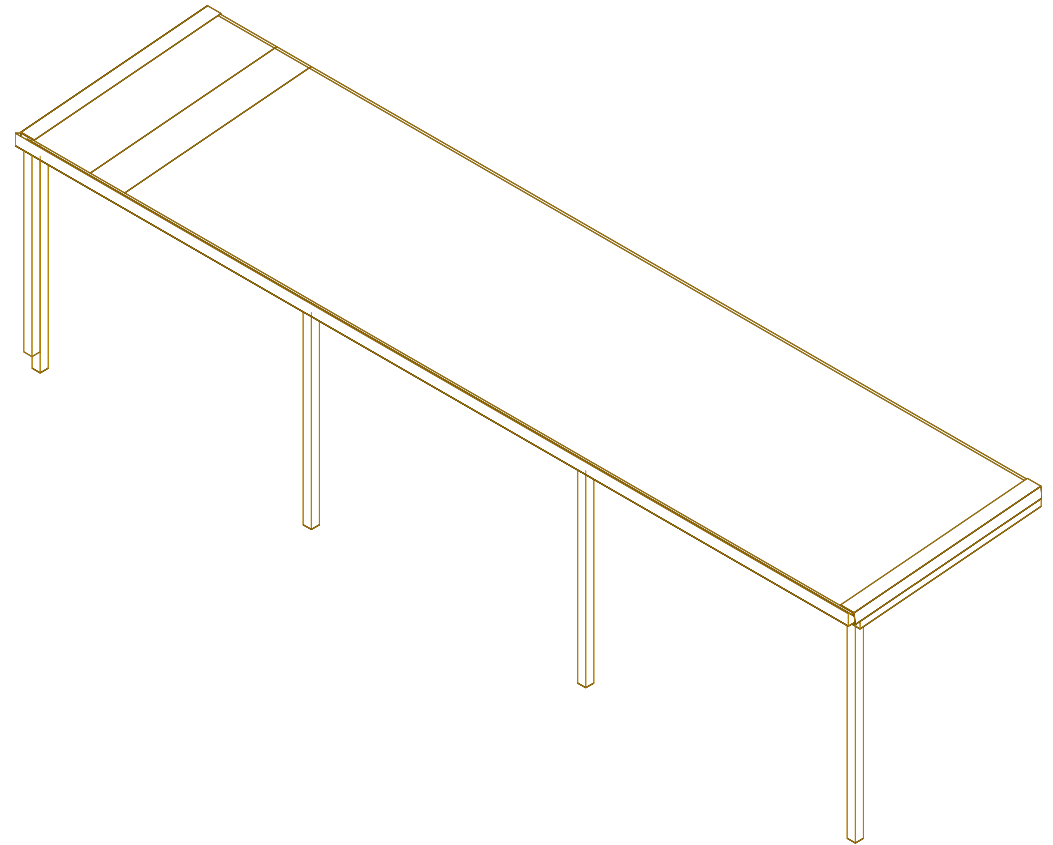
Patio 3D  
25/06/26



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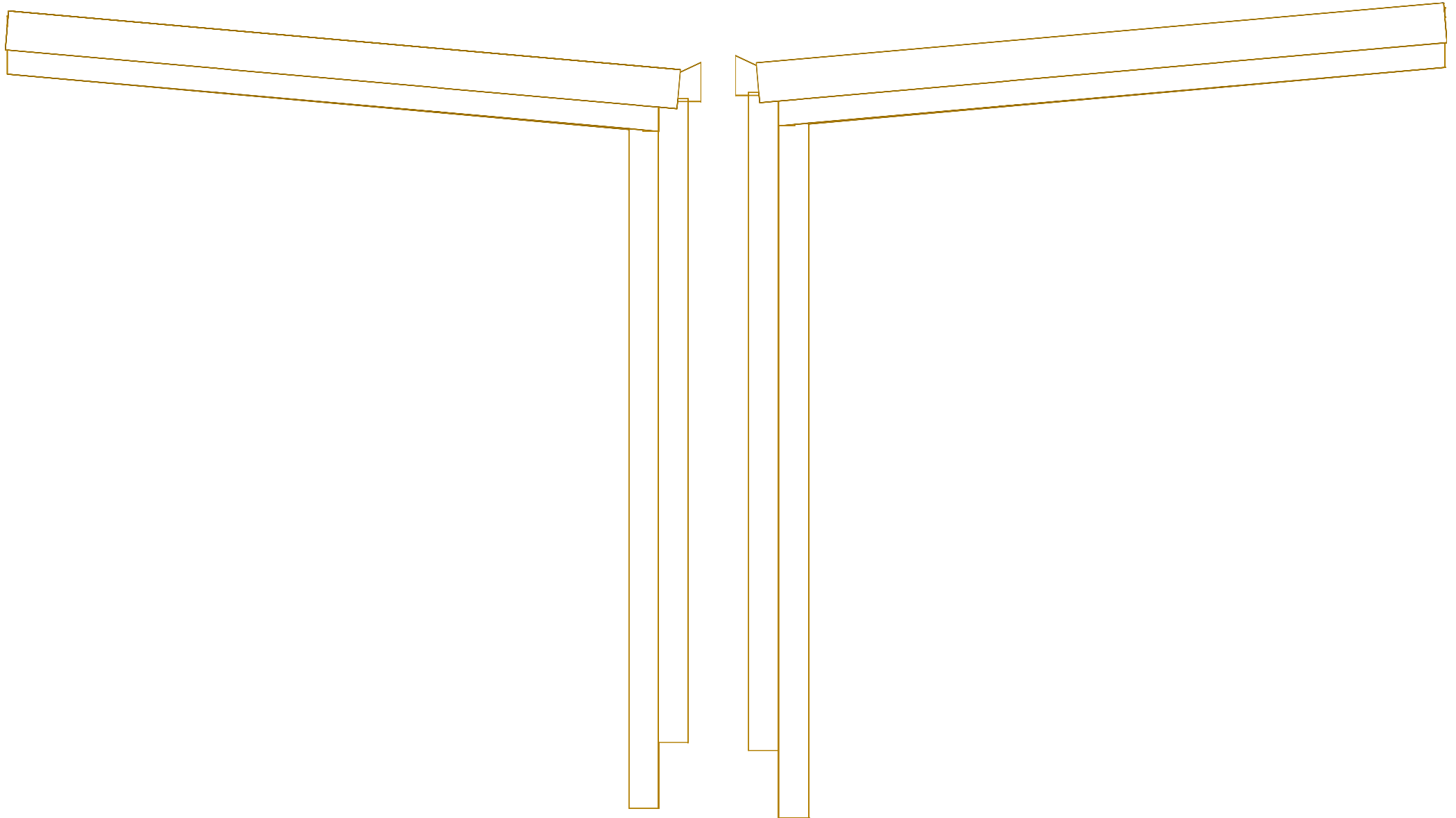


Isometric 1



Isometric 2

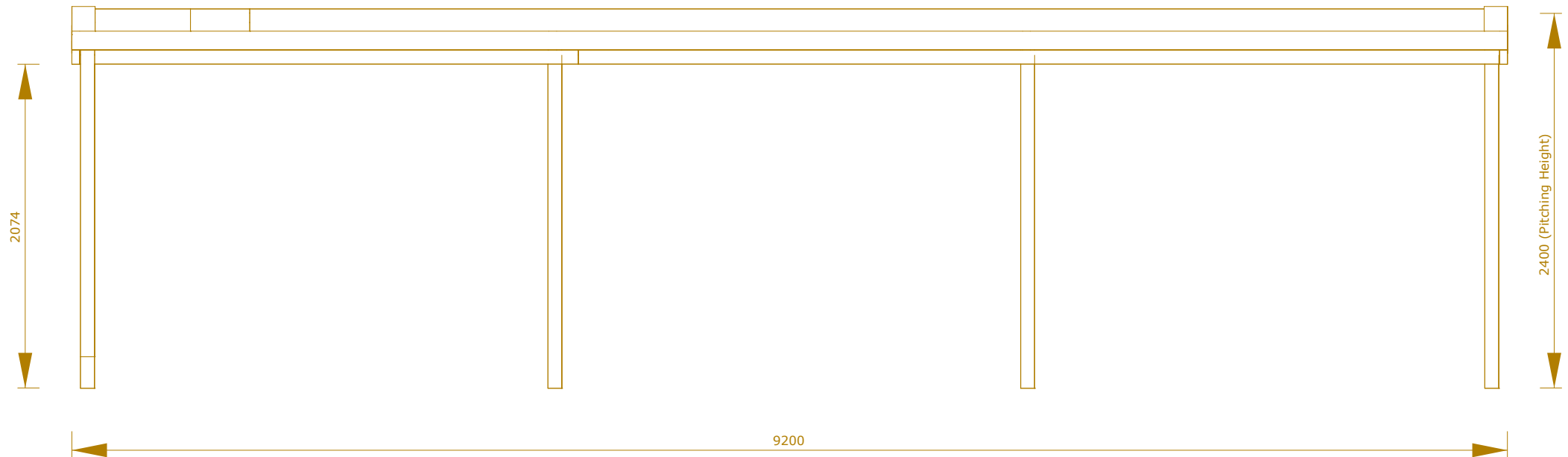
Exhibited



Left Elevation

Right Elevation

# Exhibited

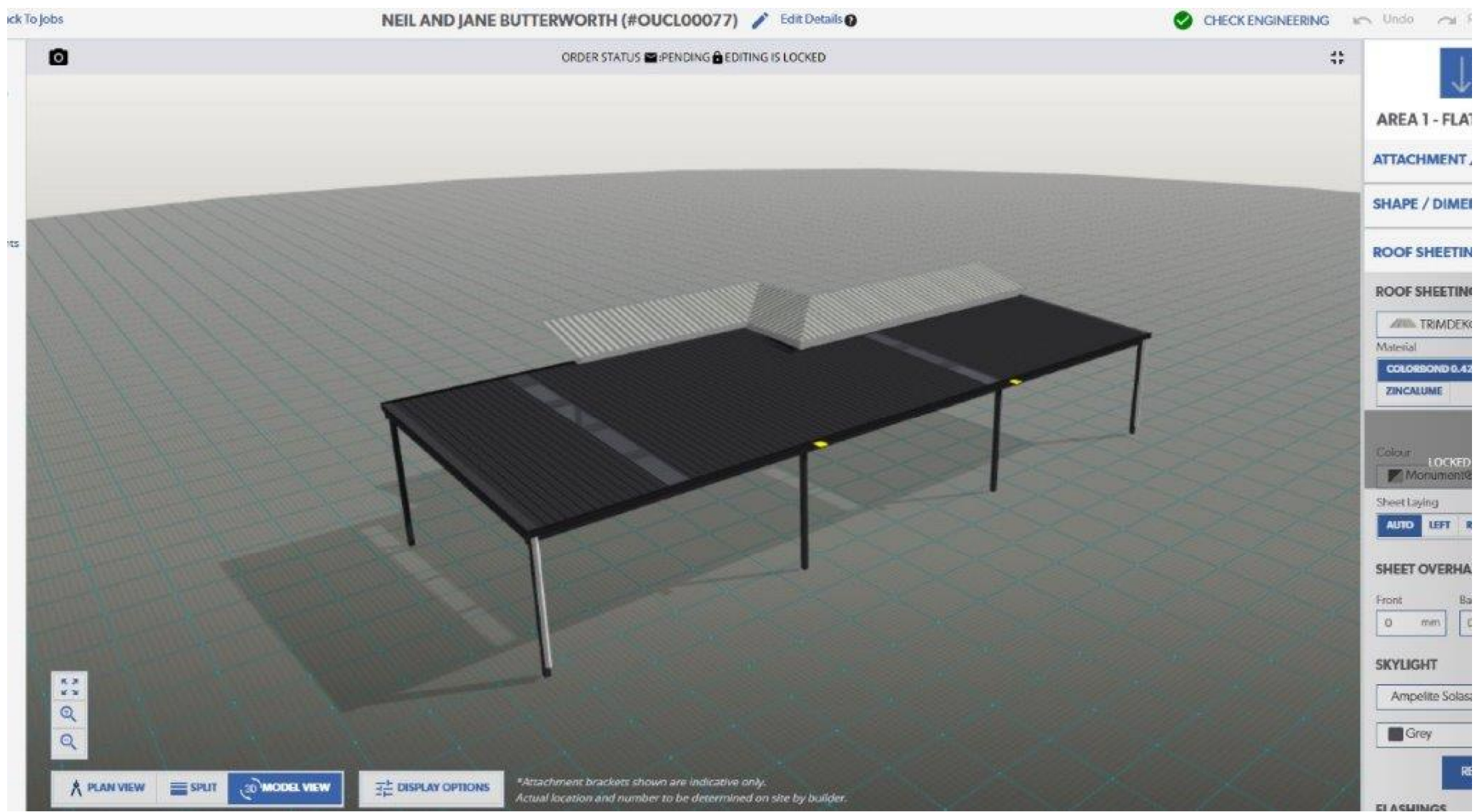


Area 1 - Flat Roof Front Elevation

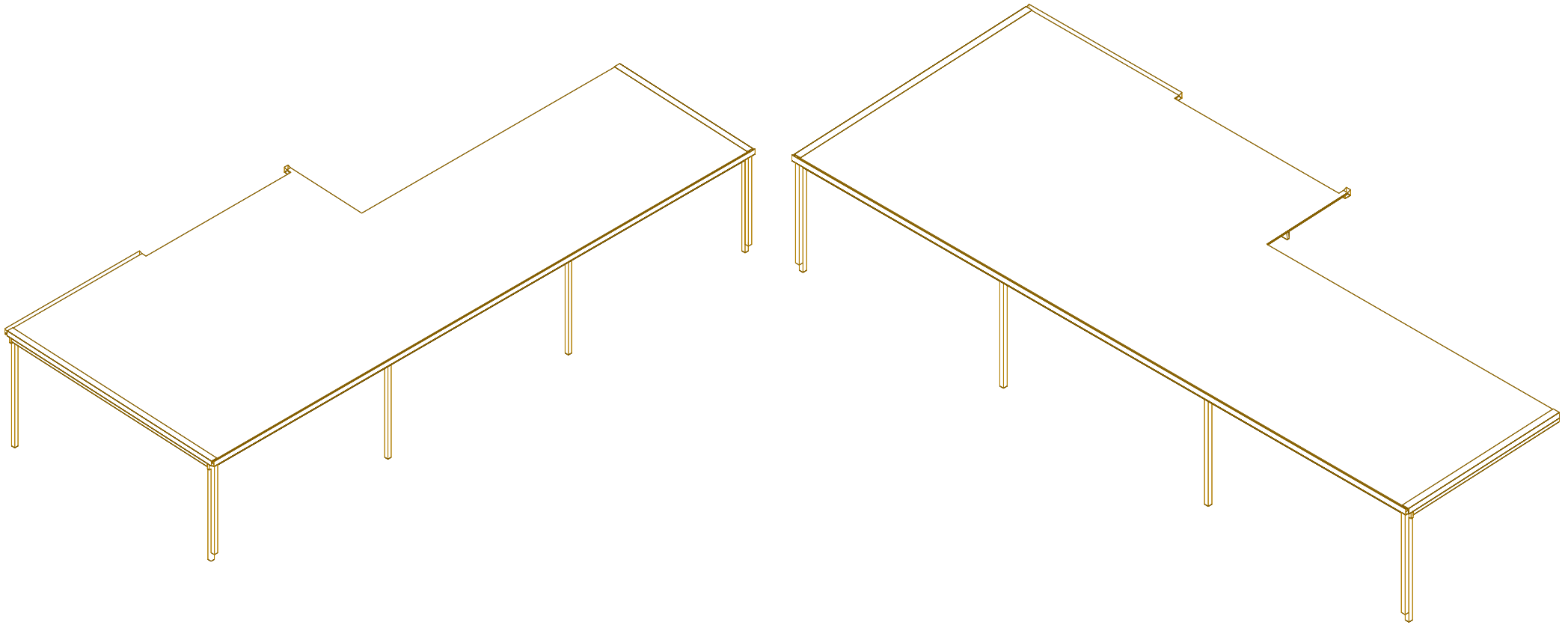


# Exhibited

Carport 3D  
25/06/26



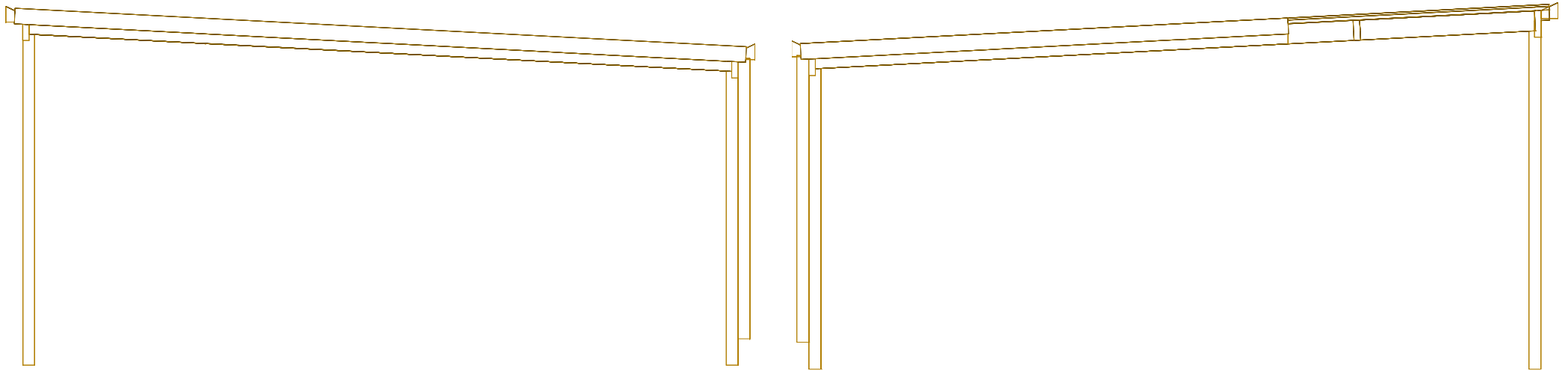
# Exhibited



Isometric 1

Isometric 2

# Exhibited

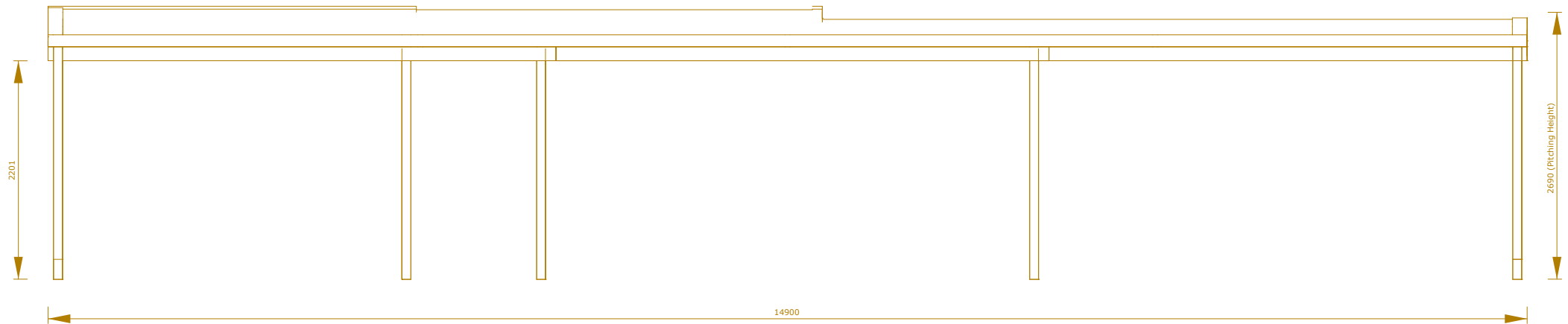


Left Elevation

Right Elevation

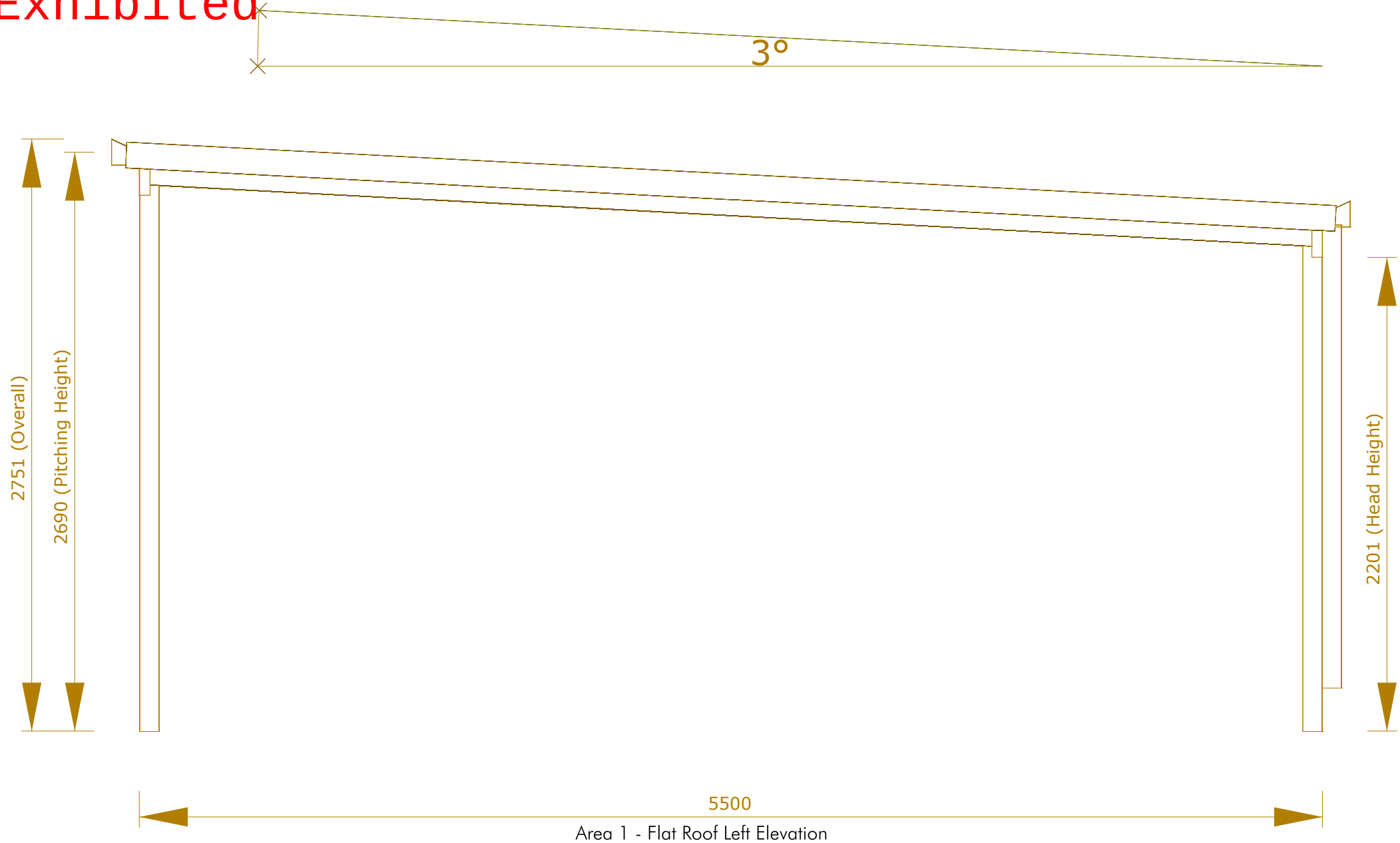


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Area 1 - Flat Roof Front Elevation

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