

Exhibited

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

Reference no	PLN-26-0155
Site	20 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)



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:

New single dwelling

Driveway construction material:

Gravel + concrete

The Land

Site address:

20 Keppoch Lane
Perth TAS

Title reference:

C/T: ID 9022558 Ref: 186410/15

Existing buildings on site:

N/A

Existing use of site:

VACANT LAND

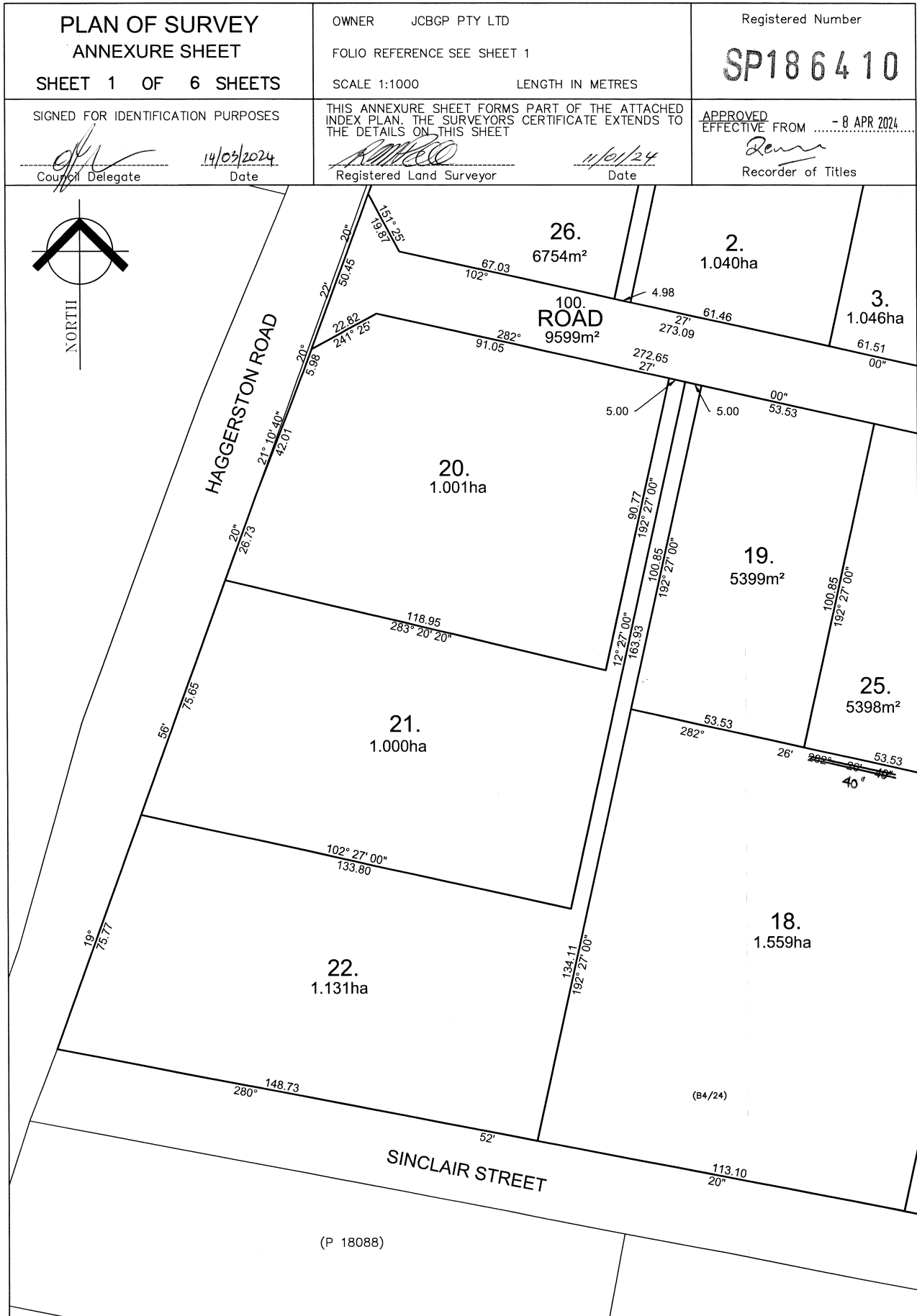
Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands

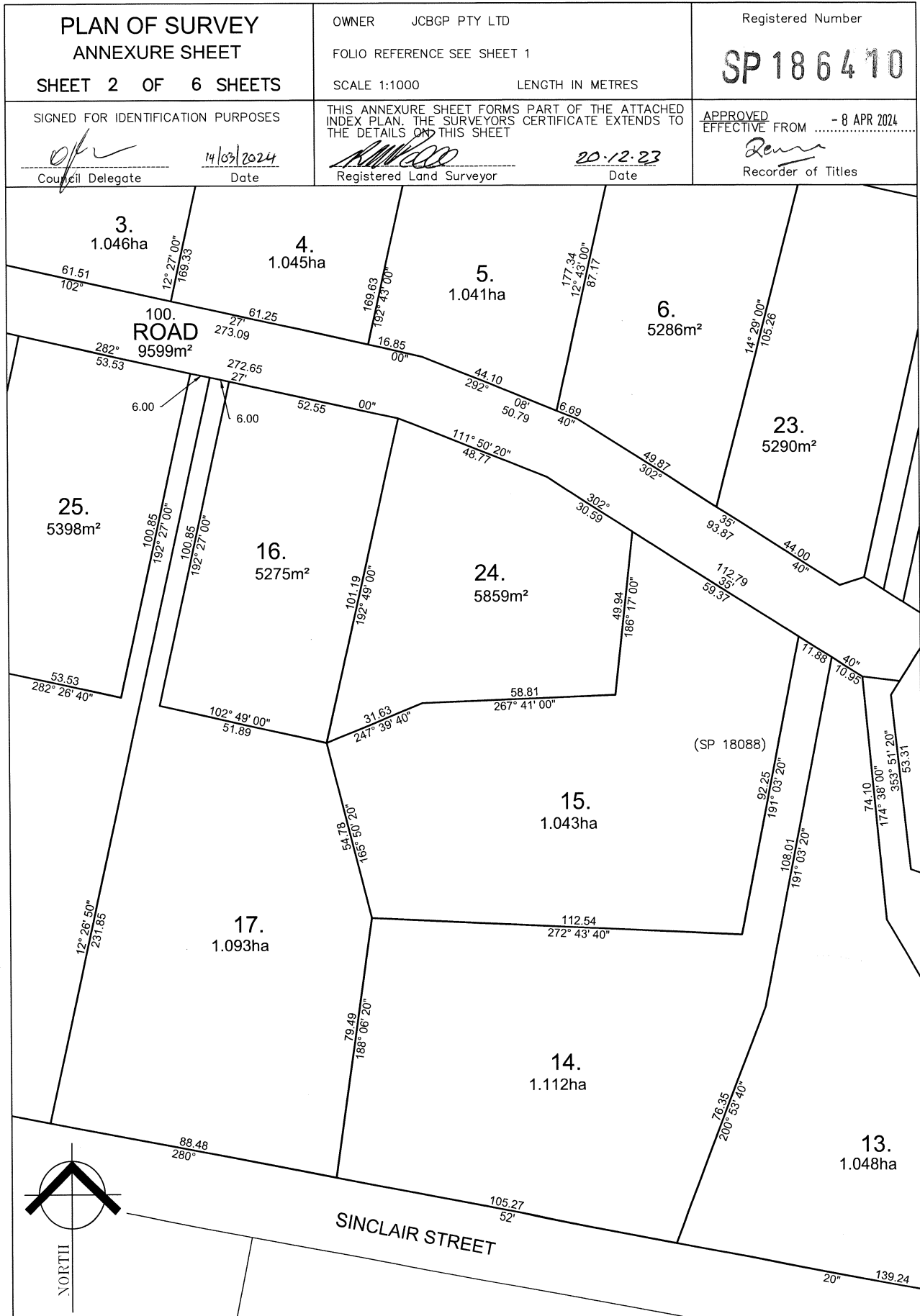
OWNER JCBGP PTY LTD FOLIO REFERENCE C.T. 37065/100 C.T. 18088/7, C.T. 18088/1 GRANTEE PART OF 23°3'33" AND PART OF LOT 1 GRANTED TO FREDRICK JAMES HOUGHTON WHOLE OF 22°2'11.1/2" GRANTED TO GEORGE GRIFFITHS AND WHOLE OF 5°3'34" GRANTED TO WILLIAM HOYLE		PLAN OF SURVEY BY SURVEYOR R. M. PECK LOCATION TOWN OF PERTH CORNWALL - PERTH SCALE 1:3000 LENGTHS IN METRES		Registered Number SP186410 APPROVED EFFECTIVE FROM - 8 APR 2024 <i>Ren</i> Recorder of Titles			
MAPSHEET MUNICIPAL CODE No (123)		LAST UPI No		LAST PLAN No. D37065 & P18088		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

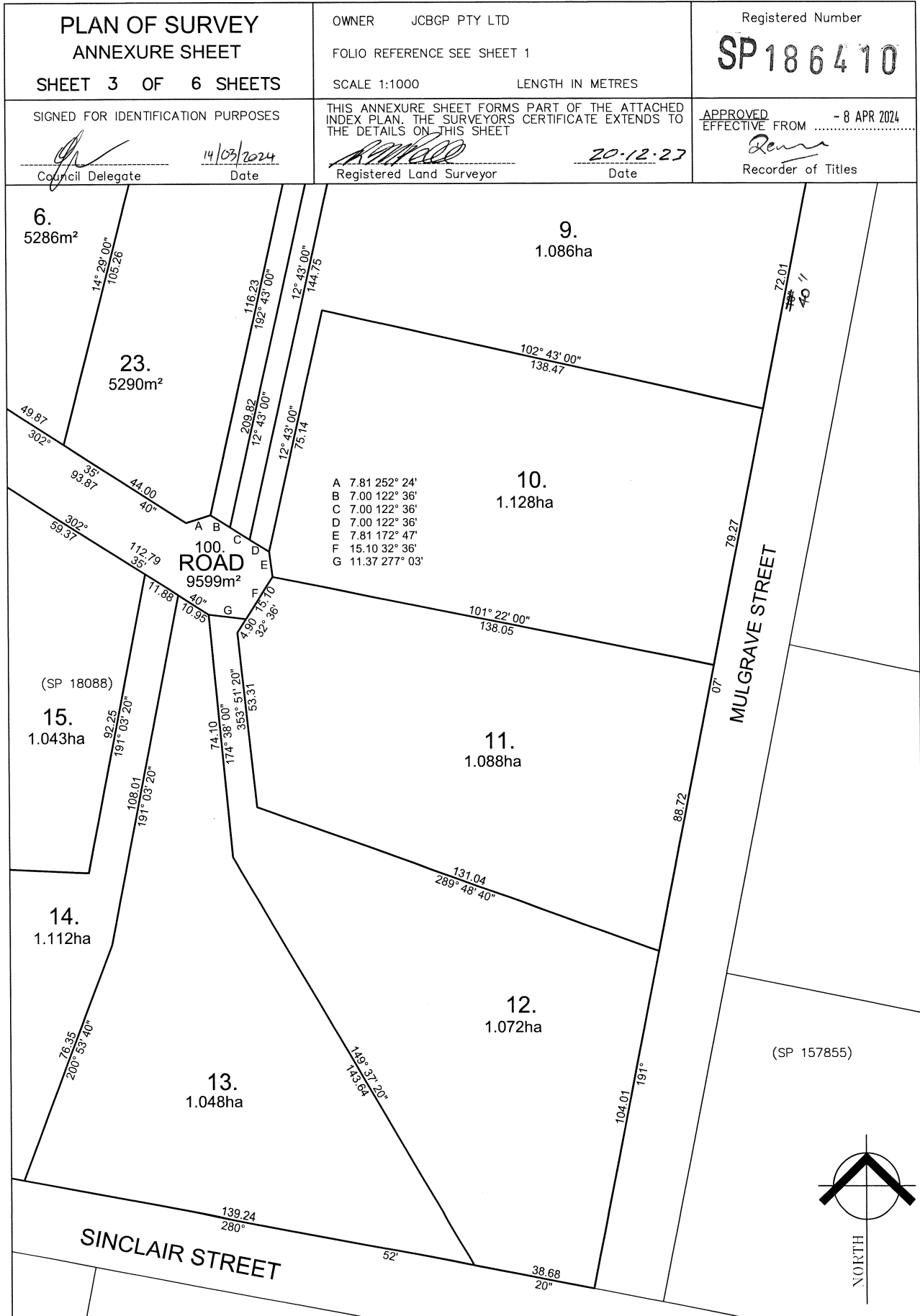
Map Details:

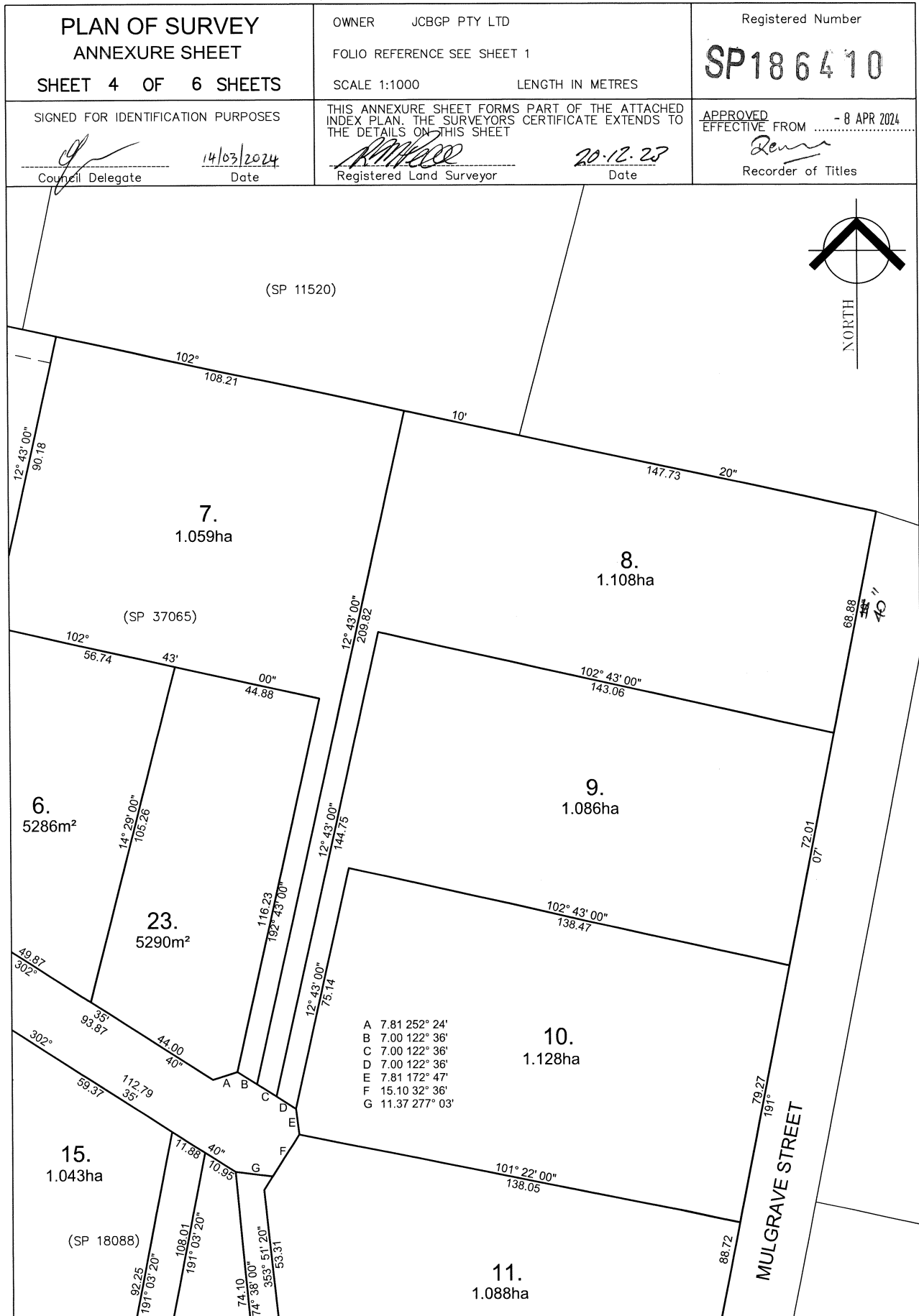
- Roads:** MIDLAND HIGHWAY (P 2802), HAGGERSTON ROAD, 100 ROAD (9599m²), SINCLAIR STREET, MULGRAVE STREET (P 17456).
- Lot Areas:**
 - 1. 5777m²
 - 2. 1.040ha
 - 3. 1.046ha
 - 4. 1.045ha
 - 5. 1.041ha
 - 6. 5286m²
 - 7. 1.059ha (SP 37065)
 - 8. 1.108ha
 - 9. 1.086ha
 - 10. 1.128ha
 - 11. 1.088ha
 - 12. 1.072ha
 - 13. 1.048ha
 - 14. 1.112ha
 - 15. 1.043ha (SP 18088)
 - 16. 5275m²
 - 17. 1.093ha
 - 18. 1.559ha
 - 19. 5399m²
 - 20. 1.001ha
 - 21. 1.000ha
 - 22. 1.131ha
 - 23. 5290m²
 - 24. 5859m²
 - 25. 5398m²
 - 26. 6754m² PUBLIC OPEN SPACE
- Easements:** DRAINAGE EASEMENT "A" 8.00 WIDE (SP 11520).
- Other:** (B4/36) (D 37065), (P 18088), (S.P. 183432), (SP 143775), (P 18088), (SP 184317), (SP 157855).

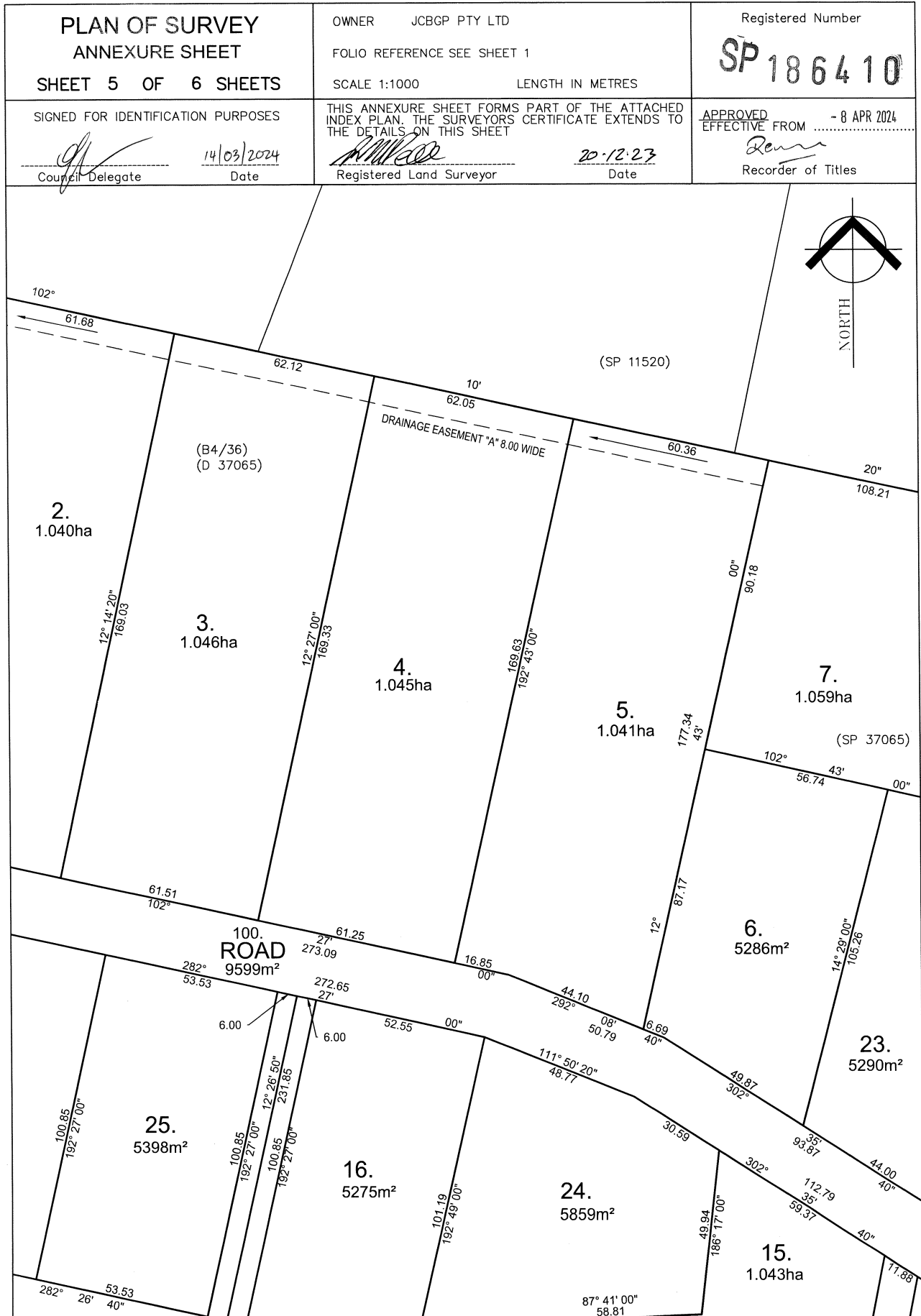
<i>[Signature]</i> REGISTERED LAND SURVEYOR	<i>[Signature]</i> COUNCIL DELEGATE
11/01/24 DATE	14/3/2024 DATE

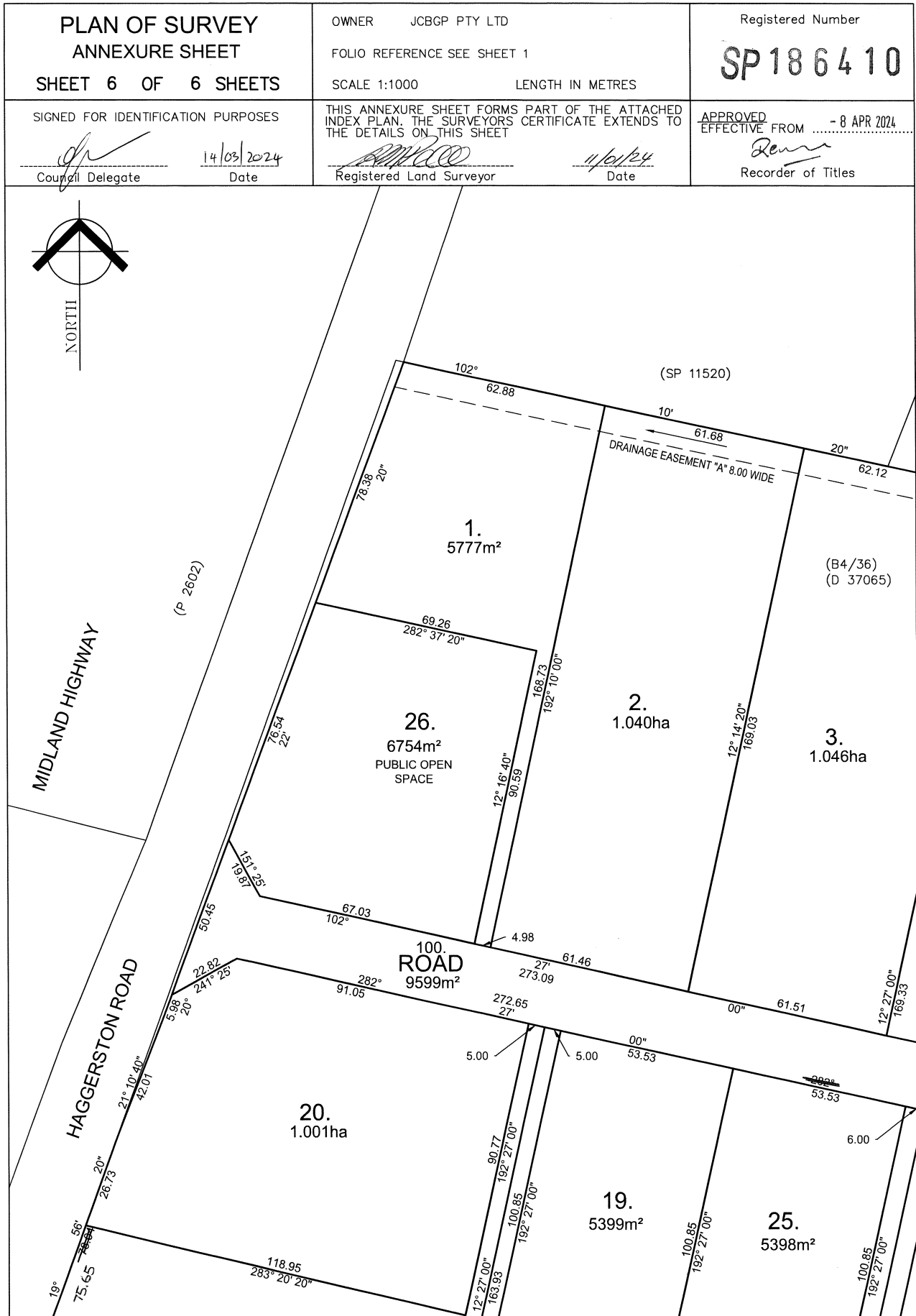














Planning Report

Rural Living Zone Assessment

20 Keppoch Lane, Perth TAS 7300

Applicant / client	Claxton
Project	Dwelling
Planning scheme	Tasmanian Planning Scheme
Zone	Rural Living Zone A
Municipality	Northern Midlands Council
Date	July 2026

Prepared by S. Group

Level 1, 10-14 Paterson Street, Launceston | Level 1, 90-92 Murray Street, Hobart

T: 03 63 111 403 | E: info@sgroup.com.au | sgroup.com.au

1. Introduction

This report has been prepared to support a planning application for a dwelling at 20 Keppoch Lane, Perth. The report responds to the Rural Living Zone provisions of the Tasmanian Planning Scheme based on the supplied property report, architectural plans and aerial/context information.

The proposal is for a new single dwelling with associated carport, deck areas, driveway and ancillary domestic spaces. The development is located within an established rural living setting characterised by larger lots, detached dwellings, outbuildings, open paddocks and limited landscape screening.

2. Site and planning summary

Matter	Response
Address	20 Keppoch Lane, Perth TAS 7300
Certificate of title	186410/15
Property ID	9022558
Site area	10,430m ² / 1.043ha
Zone	Rural Living Zone A
Applicable scheme	Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule
Overlays / mapped controls identified	Bushfire-prone areas, Airport obstacle limitation area, Perth Specific Area Plan (NOR-S7.0), TasWater water service infrastructure
Existing access	Access from Keppoch Lane via an internal driveway
Proposal	Single dwelling and associated residential buildings/works

Figure 1 - Property report extract showing the subject site and planning details.



Property report for 20 KEPPOCH LANE PERTH TAS 7300



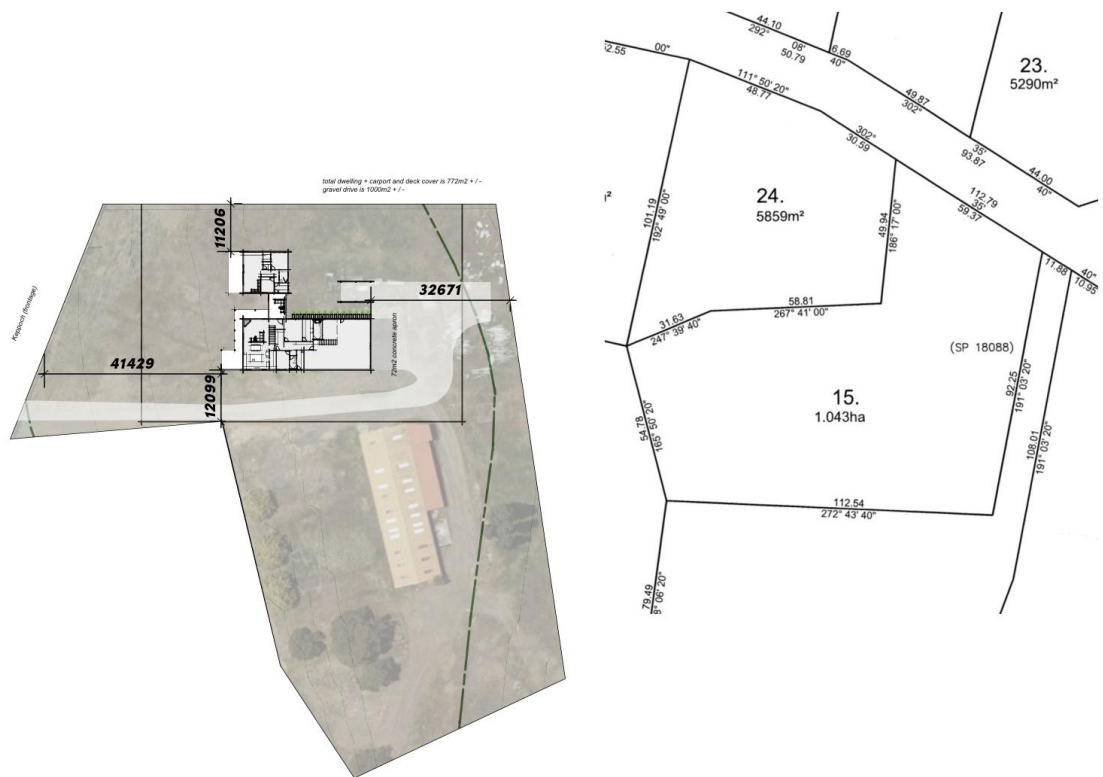
Property Identification	Certificate of Title Reference
Number	(Volume/Folio)
9022558	186410/15
Locality	Municipality
Perth	Northern Midlands
Planning Zones	Planning Codes
Rural Living	Overlay
	Bushfire-prone areas, Airport obstacle limitation area
Total Area	Planning
10430 sqm	Scheme
	Tasmanian Planning Scheme

This property is in the **Rural Living** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

Plan information	Assessment note
Total dwelling + carport + deck cover	Approximately 772m ² as noted on the site overall plan.
Gravel driveway	Approximately 1,000m ² as noted on the site overall plan.
Concrete apron	Approximately 72m ² as noted on the site overall plan.
Building height	Ridge level RL 196.582 and ground floor FFL RL 189.700 indicate an approximate maximum height of 6.9m, below 8.5m.
Front / side / rear setbacks	The site plan indicates generous separation to most boundaries. The northern/frontage setback appears to be approximately 11.2m to part of the building and therefore is assessed against the performance criteria for frontage setback.
Separation from Rural / Agriculture Zone	Aerial measurement indicates that there is over 200m to rural / agricultural zones separation, which satisfies the 200m acceptable solution for sensitive use separation.

Figure 2 - Site overall drawing showing the proposed dwelling location, access and noted site coverage figures.



The use class is Residential. Under the Rural Living Zone use table, Residential use is No Permit Required where it is for a single dwelling. The proposed development is a single dwelling and is consistent with the residential purpose of the zone. The planning assessment is therefore focused on the development standards for buildings and works.

5. Rural Living Zone purpose

The Rural Living Zone provides for residential use and development in a rural setting where services are limited or where natural and landscape values are to be retained. The proposal maintains a residential use on a Rural Living Zone A lot and does not introduce a commercial or higher-intensity use. The dwelling is set within a large lot, accessed from Keppoch Lane, and retains substantial undeveloped land around the built form. The proposed building form is rural in character, using simple gabled and skillion forms and light-coloured vertical cladding that reads as a contemporary interpretation of rural shed and homestead forms.

6. Clause-by-clause assessment - Rural Living Zone

Clause / acceptable solution	Result	Planning response
11.3.1 Discretionary uses	Not applicable	The proposal is a single dwelling and is not a discretionary use. The standards for hours of operation, lighting and commercial vehicle movements are not applicable.
11.3.2 Visitor Accommodation	Not applicable	The proposal is not for visitor accommodation.
11.4.1 A1 Site coverage - not more than 400m ²	Relies on P1	The site overall plan notes total dwelling + carport + deck cover of approximately 772m ² . The acceptable solution is not met; assessment is provided against P1.
11.4.1 P1 Site coverage	Satisfies P1	The site is approximately 1.043ha and the development occupies a limited proportion of the lot. The surrounding area contains large rural living lots with detached dwellings, sheds, carports, driveways and outdoor areas. The proposed coverage remains visually and functionally compatible with rural living development, maintains substantial open area for stormwater dispersal and does not require broad vegetation removal based on the supplied plans.
11.4.2 A1 Building height - max. 8.5m	Complies	The section indicates FFL RL 189.700 and ridge RL 196.582, giving an approximate height of 6.9m. The proposal is below 8.5m.
11.4.2 A2 Frontage setback - min. 20m	Complies	The northern/frontage setback shown on the site plan appears to be approximately 41.429m to part of the building. The acceptable solution is met
11.4.2 A3 Side and rear setbacks - min. 10m	Complies	The site plan indicates setbacks exceeding 10m to side/rear boundaries, including dimensions of approximately 12.099m, 32.671m and 41.429m to relevant boundaries. Final dimensions should be confirmed on the planning drawings.

11.4.2 A4 Sensitive use separation from Agriculture or Rural Zone - min. 200m, or no less than existing building if within 200m	Complies / confirm with Council mapping	The supplied aerial measurement image indicates approximately 200.3m separation. On that basis the proposed sensitive use is not within 200m of the relevant Agriculture/Rural Zone interface. The measurement should be confirmed against the current planning scheme mapping.
11.5 Development standards for subdivision	Not applicable	No subdivision is proposed as part of this report. Lot design, roads and subdivision services standards are not applicable.

7. Performance criterion detail

7.1 Site coverage - Clause 11.4.1 P1

The proposed site coverage is greater than the 400m² acceptable solution; however, the 1.043ha lot has capacity to accommodate the proposed building footprint while retaining the rural living character of the site.

The development is grouped as a single residential compound with associated carport and deck cover, rather than being dispersed across the site. This reduces visual spread and preserves large open areas around the dwelling.

The rural living setting includes dwellings with substantial sheds, carports and domestic outbuildings. The scale of the proposed development remains consistent with that pattern when considered against the large lot size and surrounding rural-residential context.

Stormwater can be managed on site given the size of the property and available open ground. The planning drawings do not indicate extensive vegetation clearing; landscaping can be used to further soften the built form.

7.2 Frontage setback - Clause 11.4.2 P2

The frontage setback appears to be less than 20m to part of the proposed building. The reduced setback is considered acceptable having regard to the irregular lot geometry, the existing access arrangement and the rural living pattern of development along Keppoch Lane.

The dwelling presents as a low-scale rural building form with gabled and simple rectangular masses. Its appearance from the road will be softened by the large site, the open rural setting and the absence of an urban frontage treatment.

The siting does not unreasonably dominate the streetscape. It maintains meaningful separation from the road and retains the capacity for landscaping between the dwelling and frontage.

8. Applicable overlays and related matters

Matter	Planning note
Bushfire-prone areas	The property site is within a bushfire-prone area. Compliance with a BAL assessment TBC
Airport obstacle limitation area	The property report identifies the site as within the airport obstacle limitation area overlay. The proposed dwelling height is modest, with a maximum height of approximately 6.9m, and is unlikely to create an obstacle concern
TasWater water service	The property report identifies full water service, a 25mm PE100 water lateral line and a 20mm customer connection point.

Works within 2m of TasWater infrastructure require TasWater approval.

9. Conclusion

The proposed single dwelling is consistent with the purpose of the Rural Living Zone and with the residential character of the surrounding rural living area. The use is Residential for a single dwelling and is consistent with the Rural Living Zone use table.

The proposal complies with the building height standard and side/rear setback requirements based on the supplied drawings. The proposed site coverage and frontage setback require assessment against the relevant performance criteria. For the reasons set out in this report, the proposal is considered to satisfy those performance criteria because it is compatible with the established pattern of rural living development, retains large areas of open land, provides adequate separation from adjoining properties, and does not cause an unreasonable loss of amenity.

S. group believe the proposal is considered supportable under the Rural Living Zone provisions of the Tasmanian Planning Scheme.

Sincerely Josh Upston

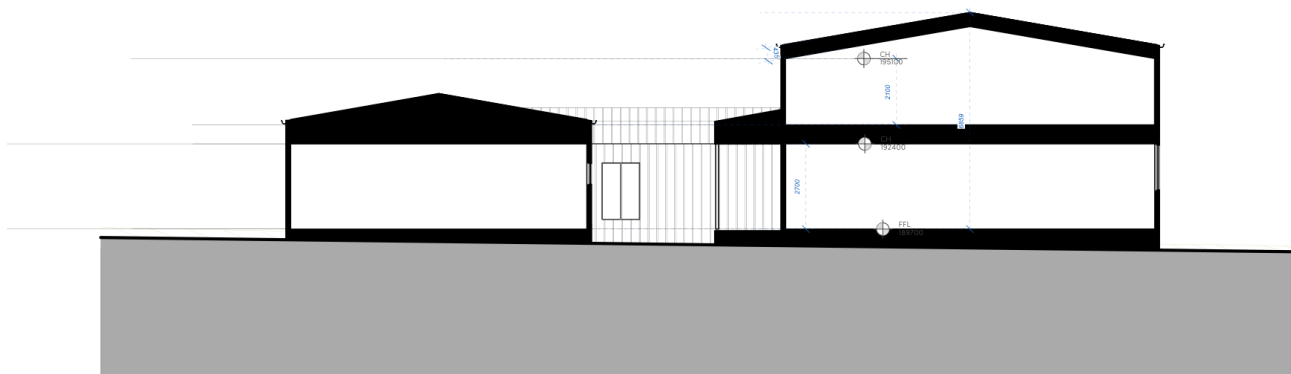
Architect

Appendix A - Supplied plans and visual material





Appendix B - Elevation extract



KEYWORDS :	DATE :	DESCRIPTION :	DATE : 30/7/2025
ADDRESS :			
20 Keppoch		do not make of place all descriptions in reference to the above is relevant to the above	NOTE :
CLIENT :	Claxton	SCALE OF 100 1:1000	ENG # A4-001
DWG :	Section	DETAILS :	
		CHNG :	PROJECT# J20204

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Appendix D - Aerial separation measurement

Supplied aerial measurement image indicating approximately 200.3m separation relevant to Clause 11.4.2 A4.



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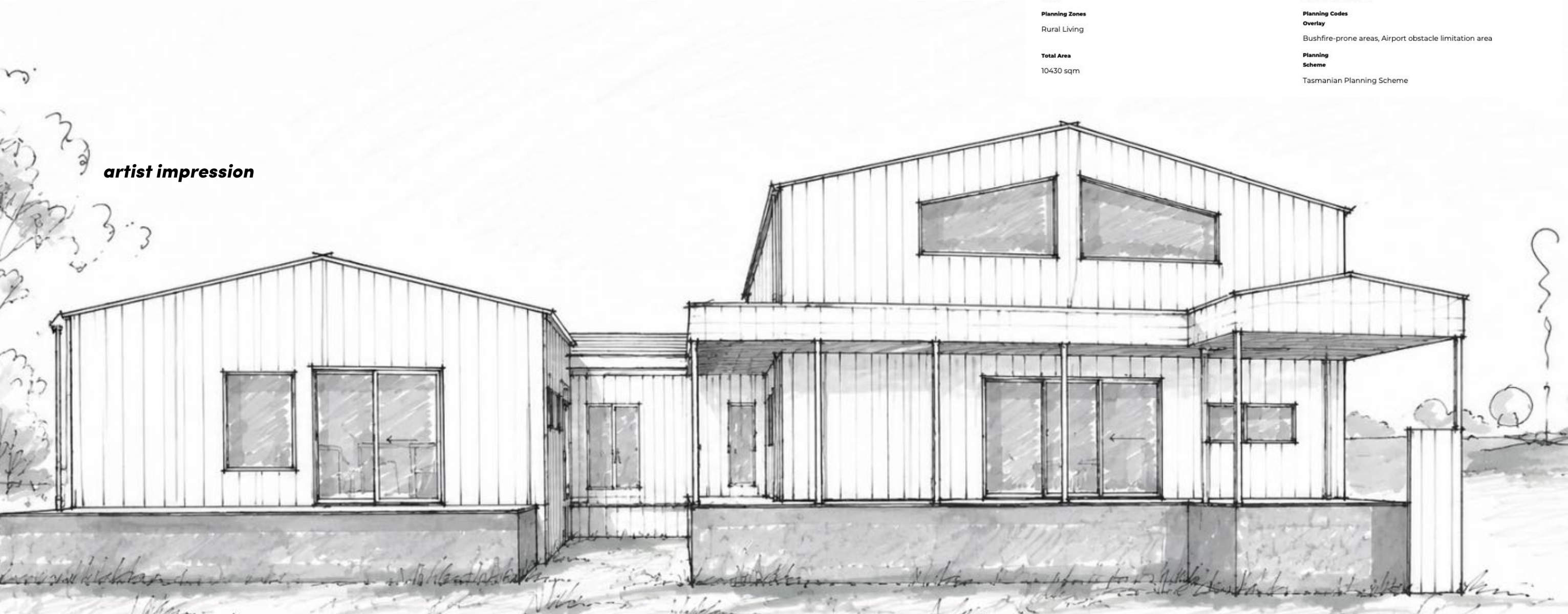
20 Keppoch Lane, Perth Dwelling

Sheet Number	Sheet Title	Current Revision	CurrentRevisionDate
A0-000	Cover	A	14/7/2026
A0-001	Site	A	14/7/2026
A0-002	Site overall	A	14/7/2026
A1-001	Ground floor plan	A	14/7/2026
A1-002	First floor plan	A	14/7/2026
A2-001	3d image	A	14/7/2026
A3-001	Elevations	A	14/7/2026
A3-002	Elevations	A	14/7/2026
A4-001	Section	A	14/7/2026

Property report for 20 KEPPOCH LANE PERTH TAS 7300



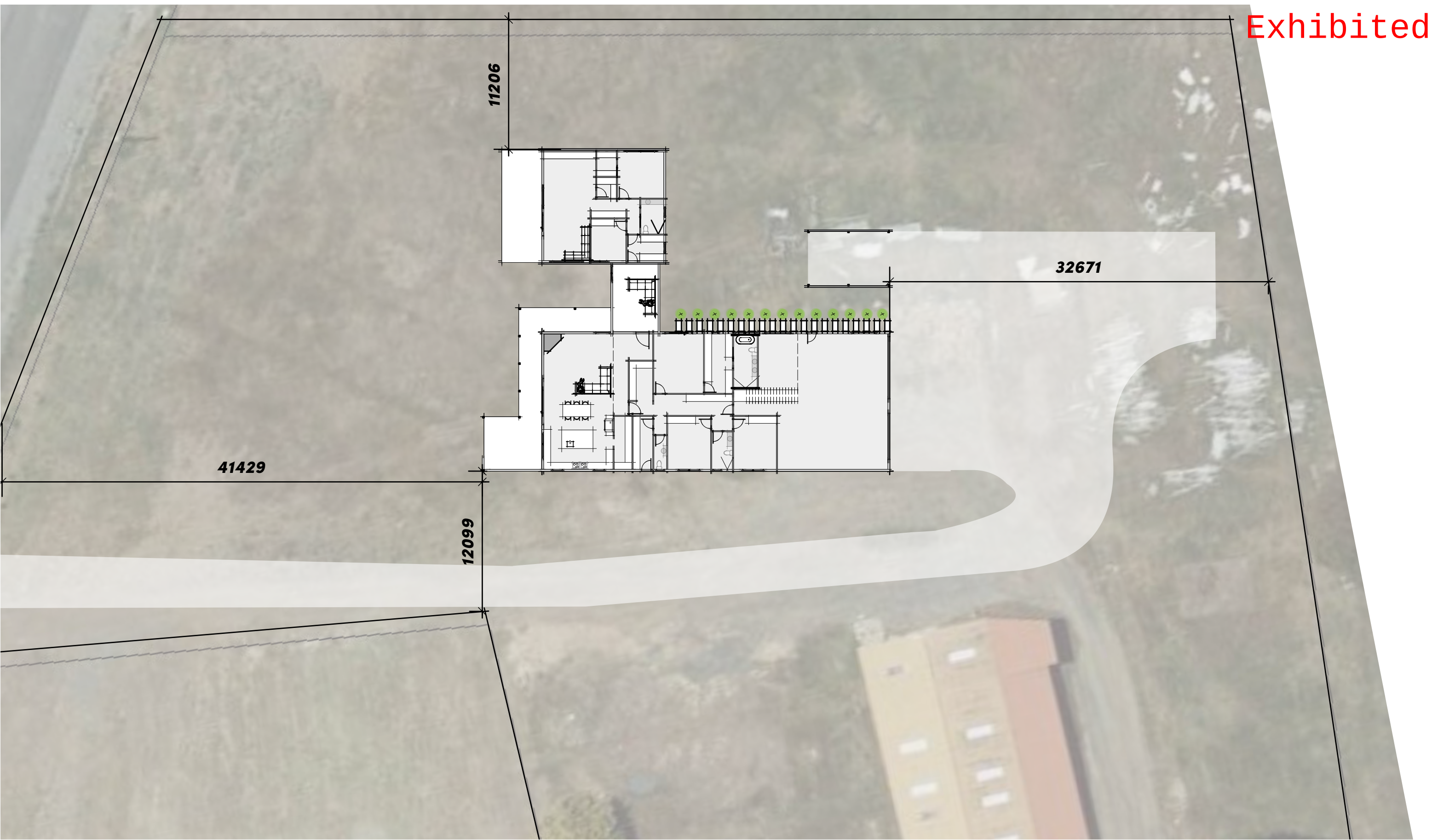
Property Identification Number	Certificate of Title Reference (Volume/Folio)
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Planning Zones Overlay	Planning Codes Overlay
Rural Living	Bushfire-prone areas, Airport obstacle limitation area
Total Area	Planning Scheme
10430 sqm	Tasmanian Planning Scheme



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REVISION - A	DATE - 14/7/2026	DESCRIPTION -	DATE 30/7/2025
ADDRESS 20 Keppoch			ISSUE -
CLIENT Claxton			DWG # A0-000
DWG Cover			PROJECT# J002643

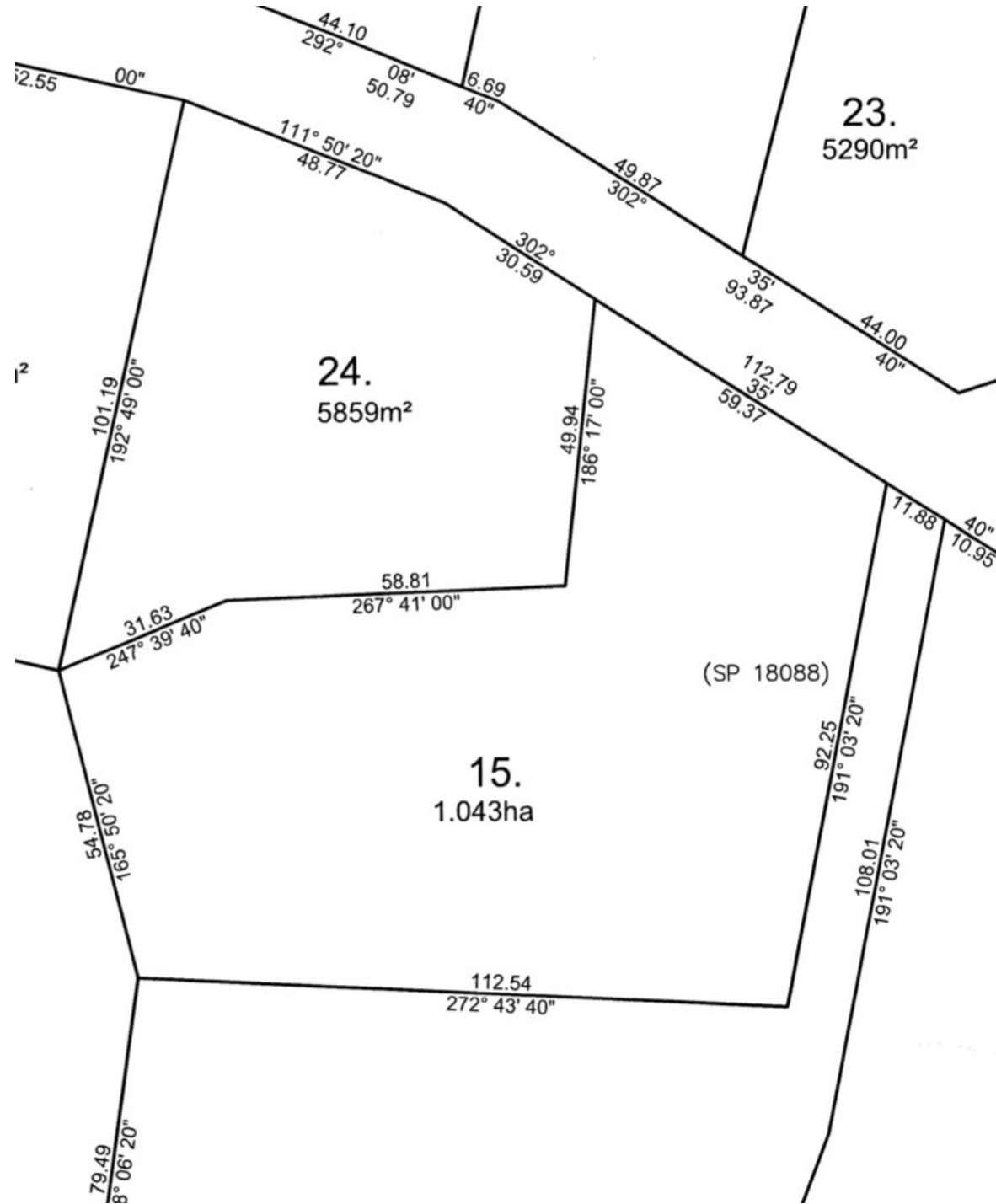


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REVISION - A	DATE - 14/7/2026	DESCRIPTION -	DATE 30/7/2025
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CLIENT	Claxton	SCALE @ ISO A3 1:250	DWG # A0-001
DWG	Site	DRAWN -	PROJECT# J002643
		CHKD -	
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REVISION - A		DATE - 14/7/2026	DESCRIPTION -	DATE 30/7/2025
ADDRESS	20 Keppoch			ISSUE -
CLIENT	Claxton			DWG #
DWG	Site overall			A0-002
CHKD				PROJECT# J002643

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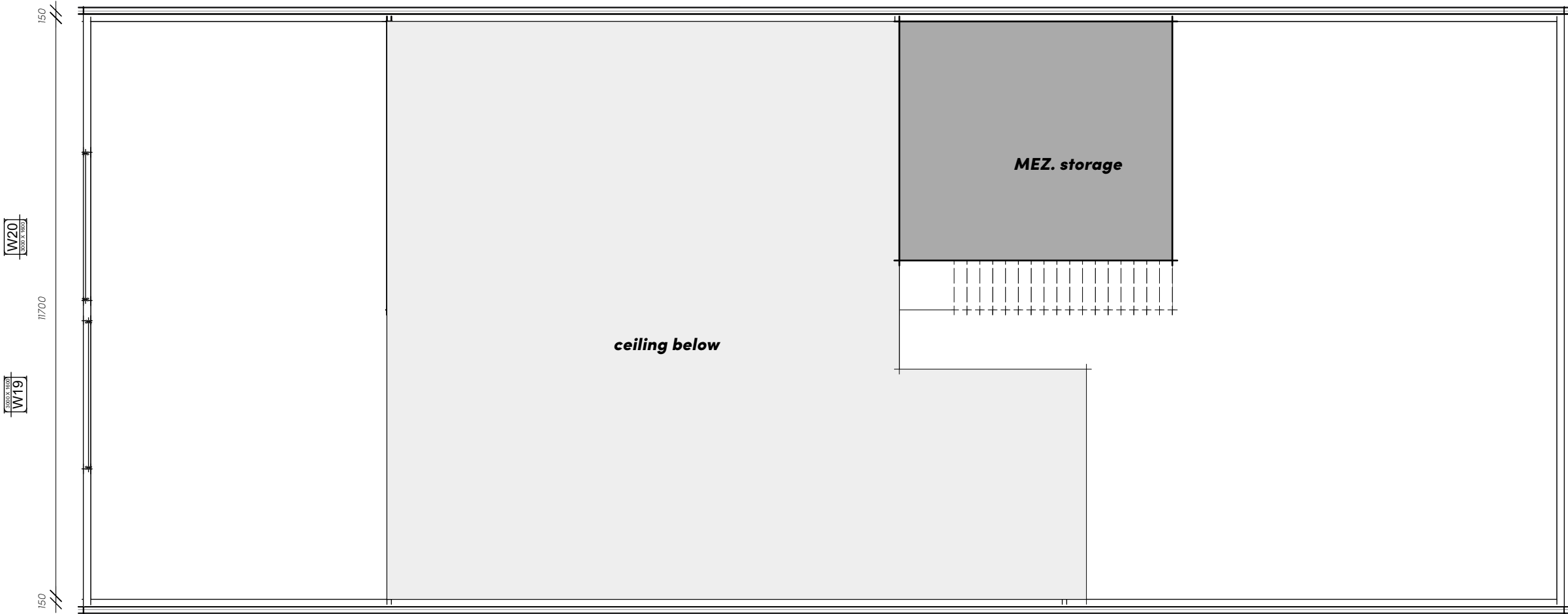
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CLIENT	Claxton		DWG #
DWG	First floor plan		A1-002
DRAWN	-		SCALE @ ISO A3 1:100
CHKD	-	PROJECT#	J002643
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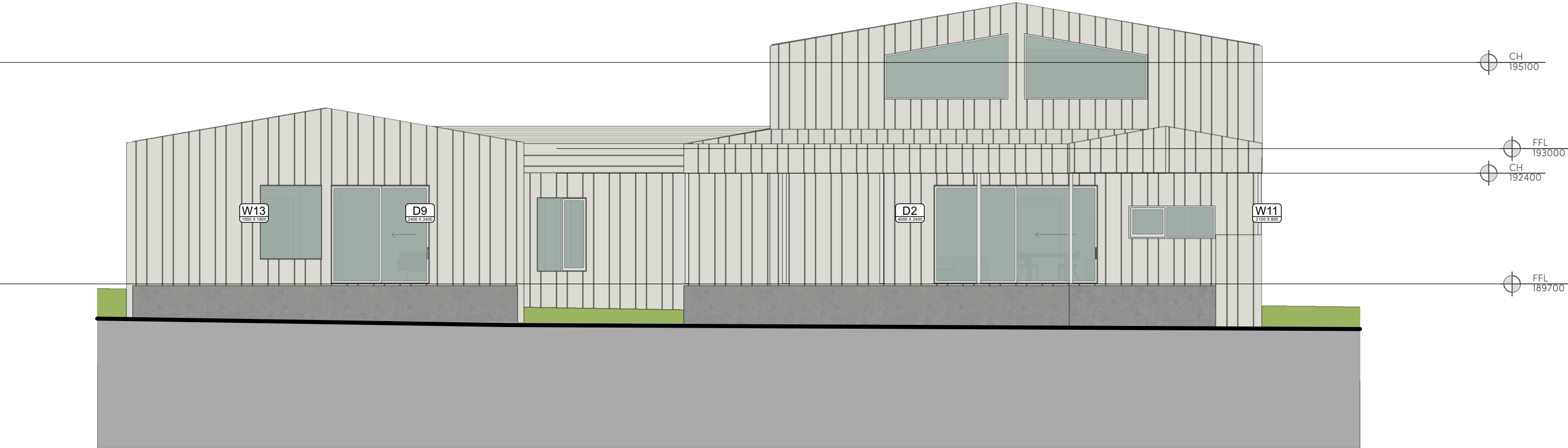


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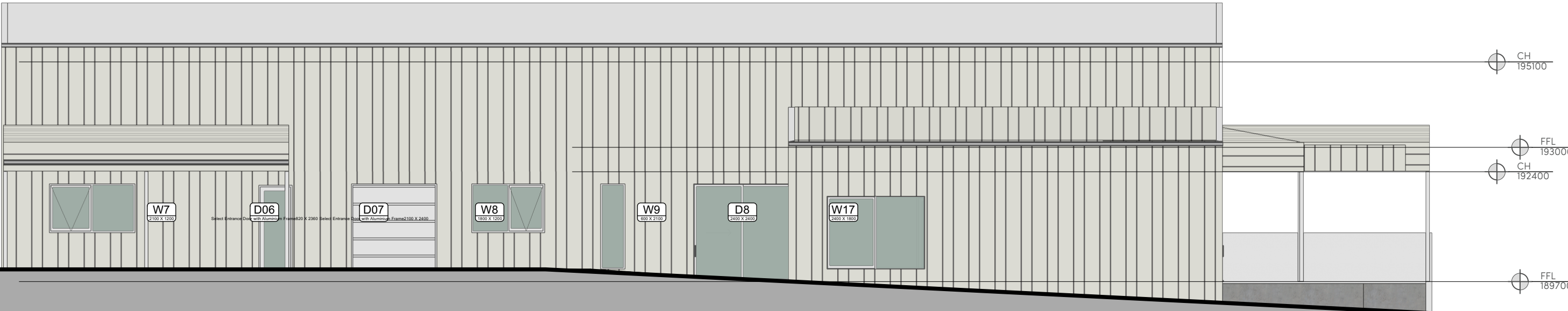


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CLIENT	Claxton	SCALE @ ISO A3 1:100	DWG # A2-001
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		CHKD -	

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NORTH ELEVATION



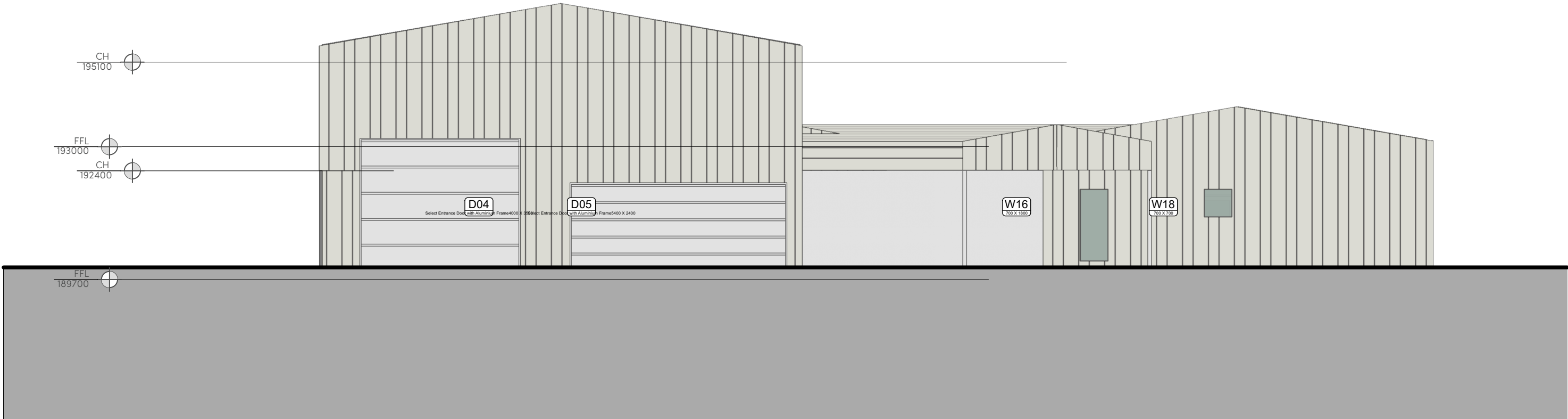
EAST ELEVATION

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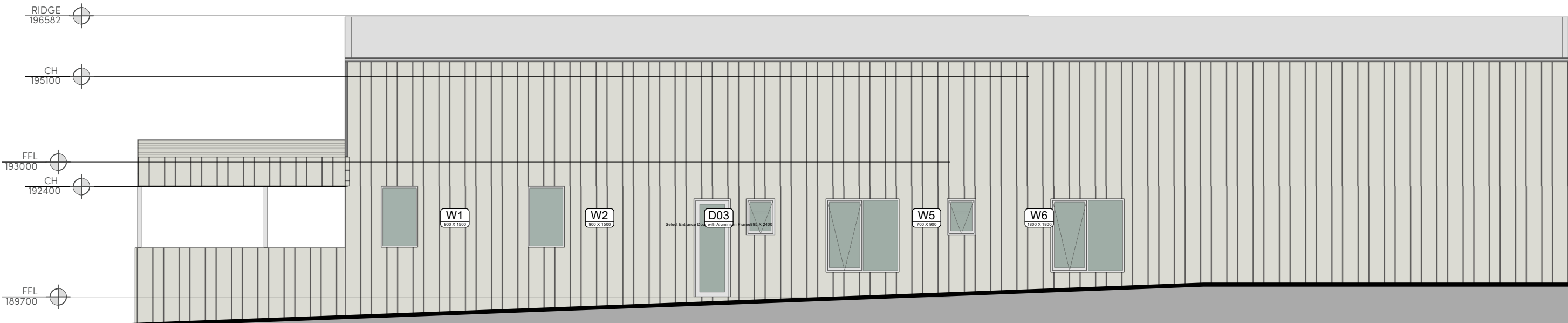


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CLIENT	Claxton	SCALE @ ISO A3 1:100	DWG # A3-001
DWG	Elevations	DRAWN -	PROJECT# J002643
		CHKD -	
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SOUTH ELEVATION

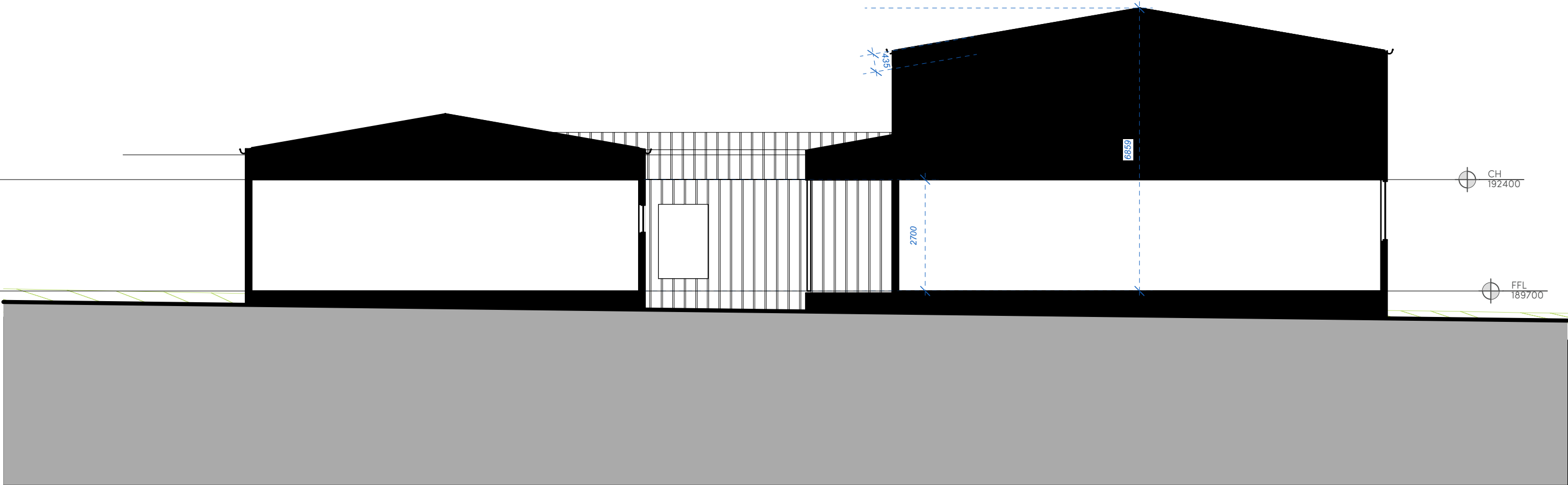


WEST ELEVATION

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ADDRESS	20 Keppoch	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE -
CLIENT	Claxton	SCALE @ ISO A3 1:100	DWG # A3-002
DWG	Elevations	DRAWN -	PROJECT# J002643
		CHKD -	
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REVISION - A	DATE - 14/7/2026	DESCRIPTION -	DATE 30/7/2025
ADDRESS	20 Keppoch	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE -
CLIENT	Claxton	SCALE @ ISO A3 1:100	DWG # A4-001
DWG	Section	DRAWN -	PROJECT# J002643
		CHKD -	

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