

Exhibited

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

Reference no	PLN-26-0175
Site	68A PAKENHAM STREET LONGFORD
Proposed Development	Outbuilding (garage)
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)

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 OUTBUILDING w/ AMENITIES (193m²)**

Driveway construction material:

EXISTING (GRAVEL)

The Land

Site address:

**68A PAKENHAM STREET
LONGFORD TAS 7301**

Title reference:

C/T: 161312/2

Existing buildings on site:

DWELLING: 200m² +/-

Existing use of site:

RESIDENTIAL

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

8.4.2 SETBACKS + BUILDING ENVELOPE

PROPOSED GARAGE IS TO BE LOCATED IN APPROXIMATE LOCATION AS EXISTING OUTBUILDING. WITH SITE BEING AN INTERNAL SITE, THE STREET VISUAL IMPACT IS LITTLE TO MINIMAL, AND COMPATIBILITY IS DIFFICULT TO ACHIEVE WITH MAJORITY OF PROPERTIES ARE ACCESSED DIRECTLY OFF ROAD RESERVE.

OWNER E.A. RICHARDSON

FOLIO REFERENCE

F/R 18902-8
F/R 18902-9

GRANTEE

PART OF 8a.Or.36p (Sec.B6) CTD TO GEORGE GRIFFITHS

PLAN OF SURVEY

BY SURVEYOR PAUL HODGETTS of MICHELL HODGETTS & ASSOC. P/L
Po.Box 712 DEVONPORT, 7310

LOCATION

TOWN OF LONGFORD
Sec.B6

SCALE 1: 500

LENGTHS IN METRES

REGISTERED NUMBER

SP161312

APPROVED - 9 FEB 2011
EFFECTIVE FROM

Alice Kawa
Recorder of Titles

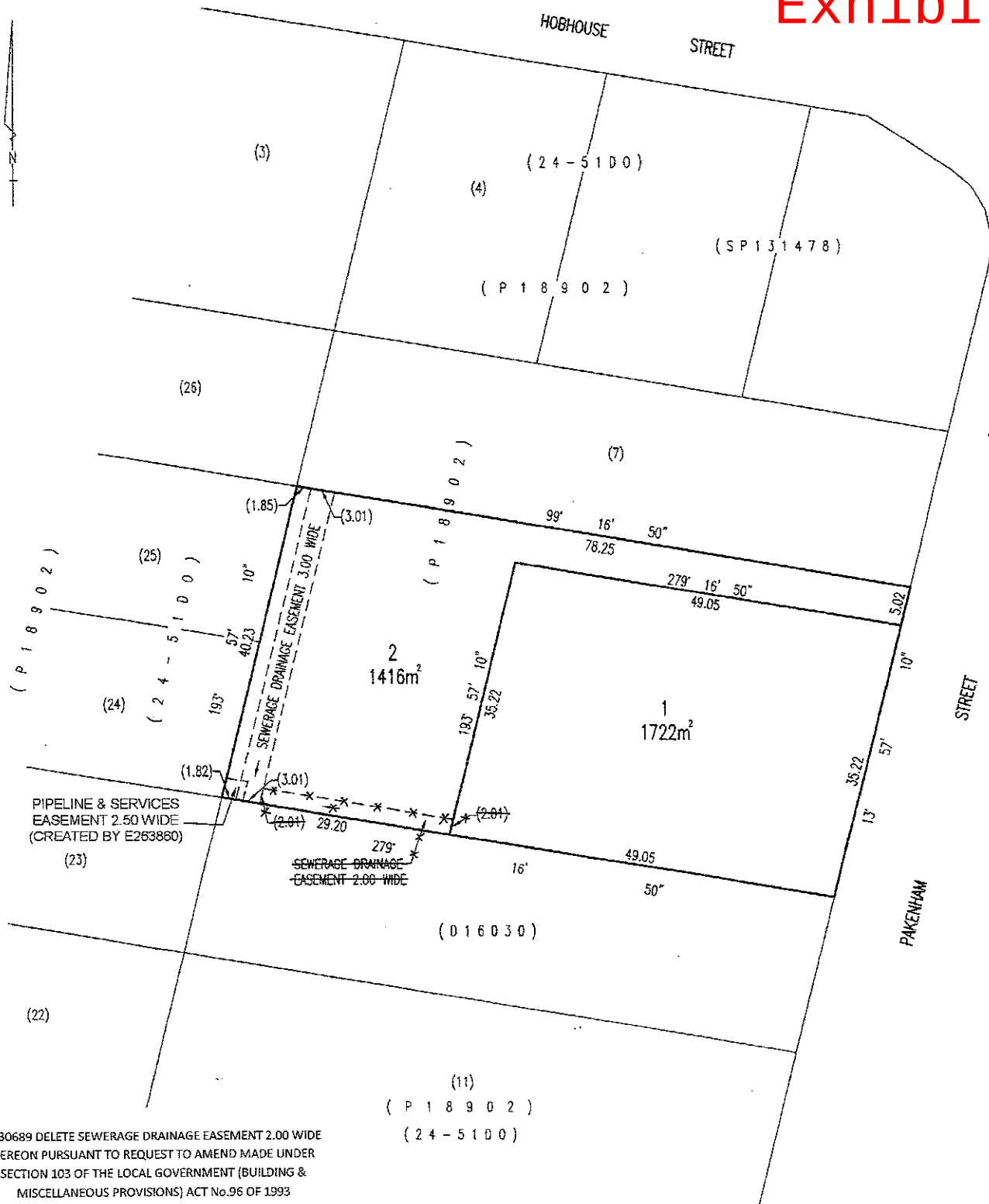
MAPSHEET MUNICIPAL
CODE No. 123 (5039-43)

LAST UPI No 5602636
5602635

LAST PLAN
No. P18902

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

Exhibited



E230689 DELETE SEWERAGE DRAINAGE EASEMENT 2.00 WIDE
HEREON PURSUANT TO REQUEST TO AMEND MADE UNDER
SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING &
MISCELLANEOUS PROVISIONS) ACT No.96 OF 1993

Denise

RECORDER OF TITLES

18/5/2026

Michael Bricknell
COUNCIL DELEGATE

3-2-2011
DATE

Exhibited

NEW OUTBUILDING

at 68a PAKENHAM STREET, LONGFORD TAS 7301

for KATHRYN GREEN

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

PROJECT NUMBER:

25079

PROPERTY ID:

3083737

LAND TITLE, VOLUME & FOLIO

CT - 161312/2

SITE AREA:

1416m2

FLOOR AREAS:

EXISTING DWELLING FLOOR AREA - 200m²+/-

NEW OUTBUILDING FLOOR AREA - 193m²

COUNCIL:

NORTHERN MIDLANDS

SCHEME / ZONE:

8.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:

SPECIFIC AREA PLAN

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: BAL**

TERRAIN CLASSIFICATION: TC**

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: ***

ALPINE AREA: N/A

PRINT DATE:

2/09/2026

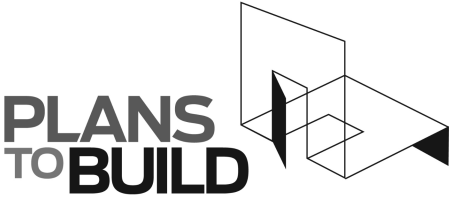


LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE DEMOLITION PLAN
- A02 SITE PLAN
- A03 SHED ELEVATIONS
- A04 SHADOW DIAGRAMS
- A05 SHADOW DIAGRAMS
- A06 SUN STUDY - PERSPECTIVES
- A07 SUN STUDY - PERSPECTIVES

MEMBER
you're in good hands



ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

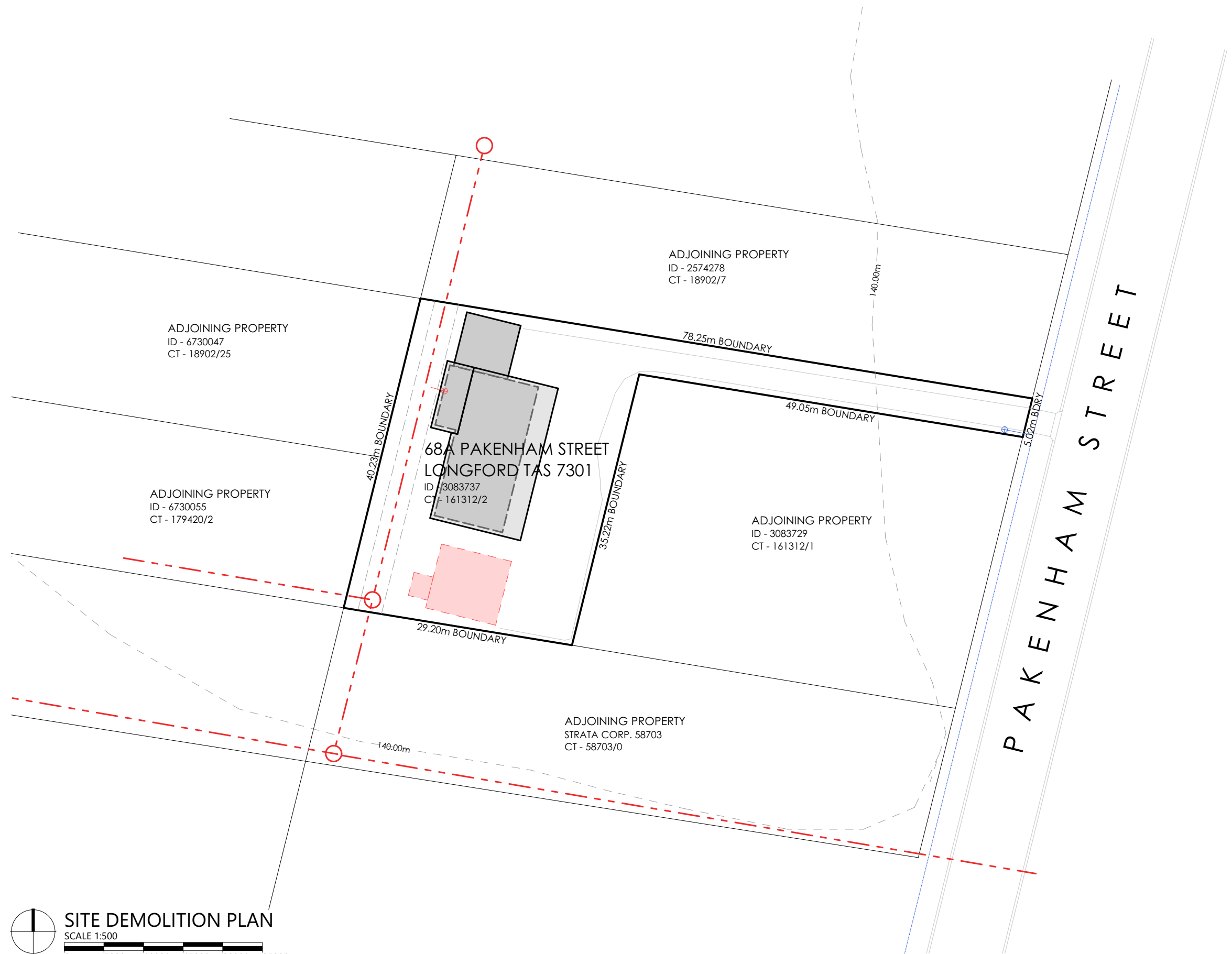
ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

Received

02/09/2026

rev.	Amendment	Date
DRAWING No:		ISSUE: SCHEMATIC
A00		REV: 0
1 of 8		

Exhibited



 SITE DEMOLITION PLAN
SCALE 1:500
0mm 5000 10000 15000 20000 25000
Project North

NEW OUTBUILDING **Received**
02/09/2026

68a PAKENHAM STREET, LONGFORD TAS 7301

PROJECT NUMBER:
25079

SCALE: IF IN DOUBT ASK
SCALE @ A3

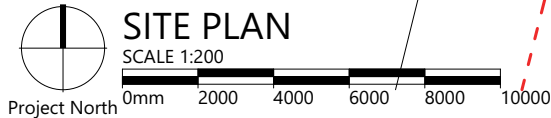
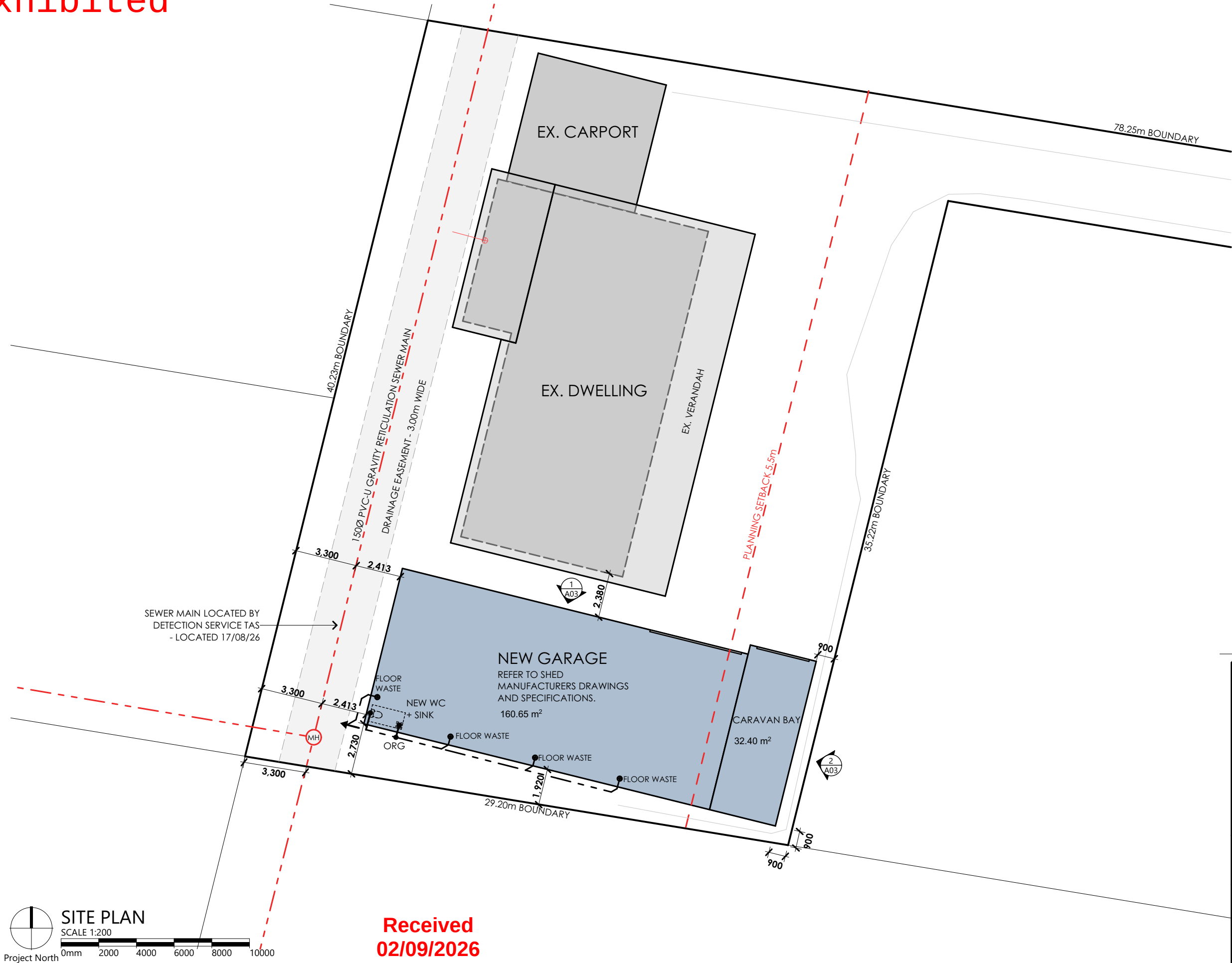
PRINT DATE:
2/09/2026

rev.	Amendment	Date
A01		
DRAWING No:		ISSUE: SCHEMATIC
2 of 8		REV: 0

PLANS TO BUILD
ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
KATHRYN GREEN

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.



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NEW OUTBUILDING

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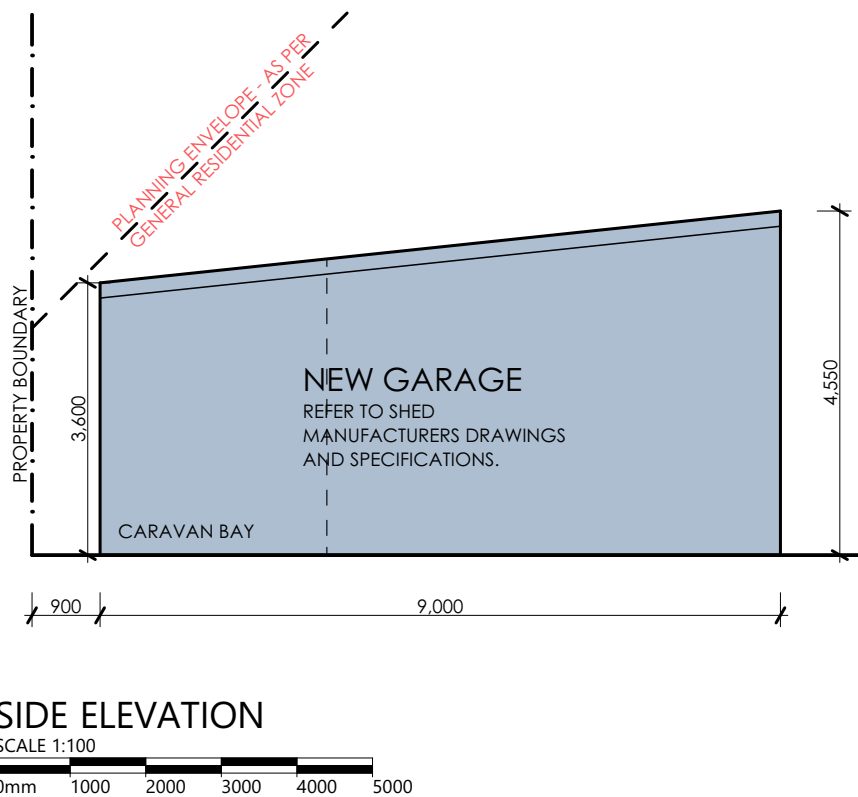
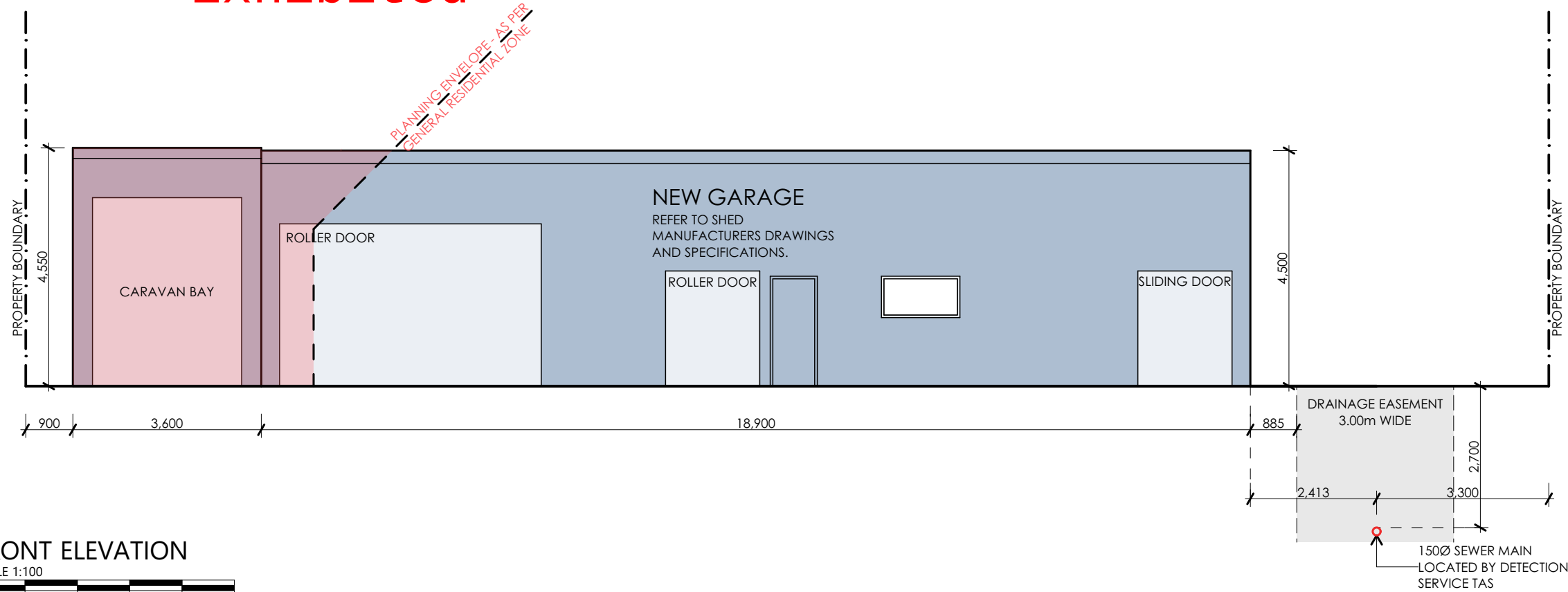
PROJECT NUMBER:
25079

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SCALE @ A3

PRINT DATE:
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rev.	Amendment	Date
A02		
3 of 8	ISSUE: SCHEMATIC	REV: 0

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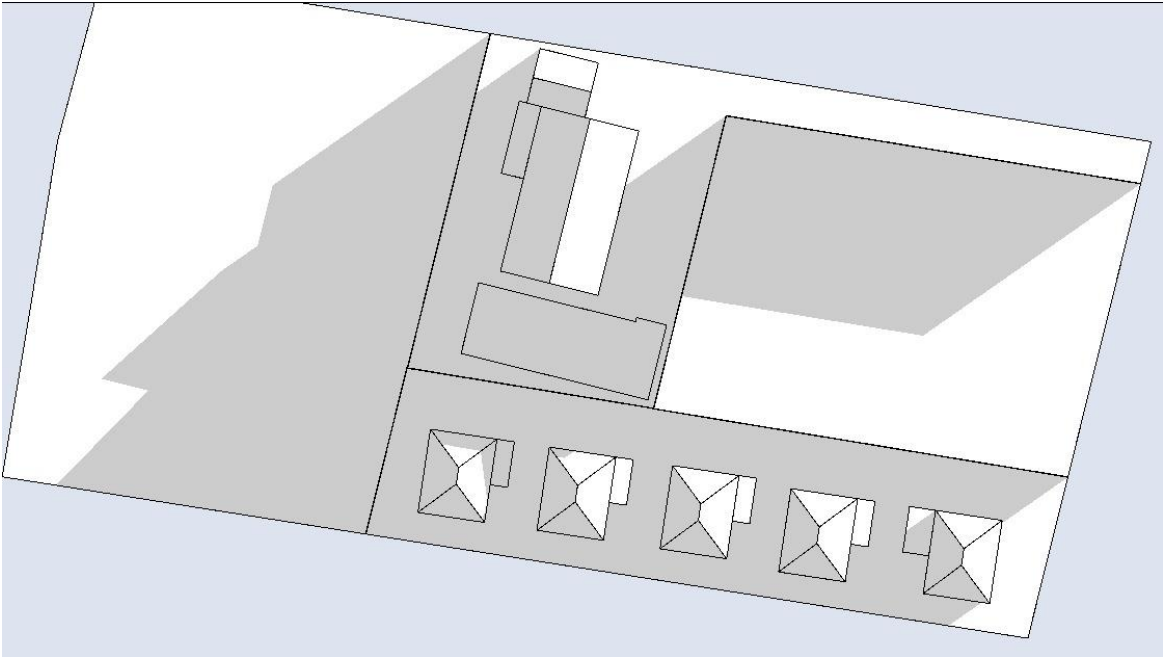
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SCALE @ A3

PRINT DATE:
2/09/2026

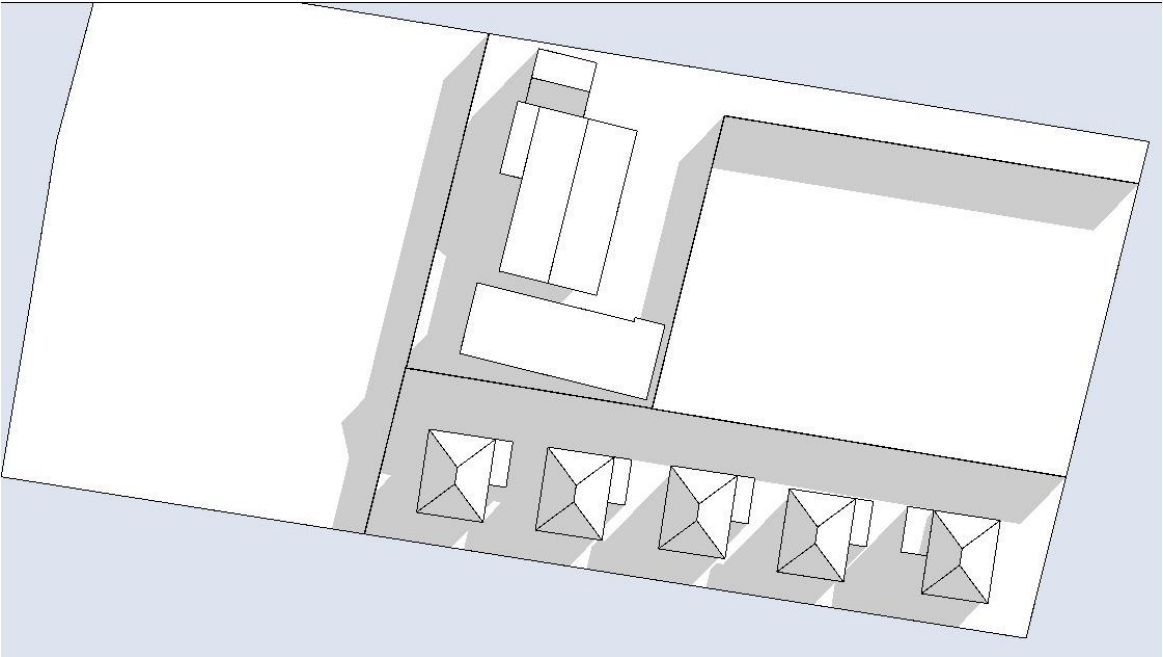
rev.	Amendment	Date
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	4 of 8	REV: 0

Exhibited

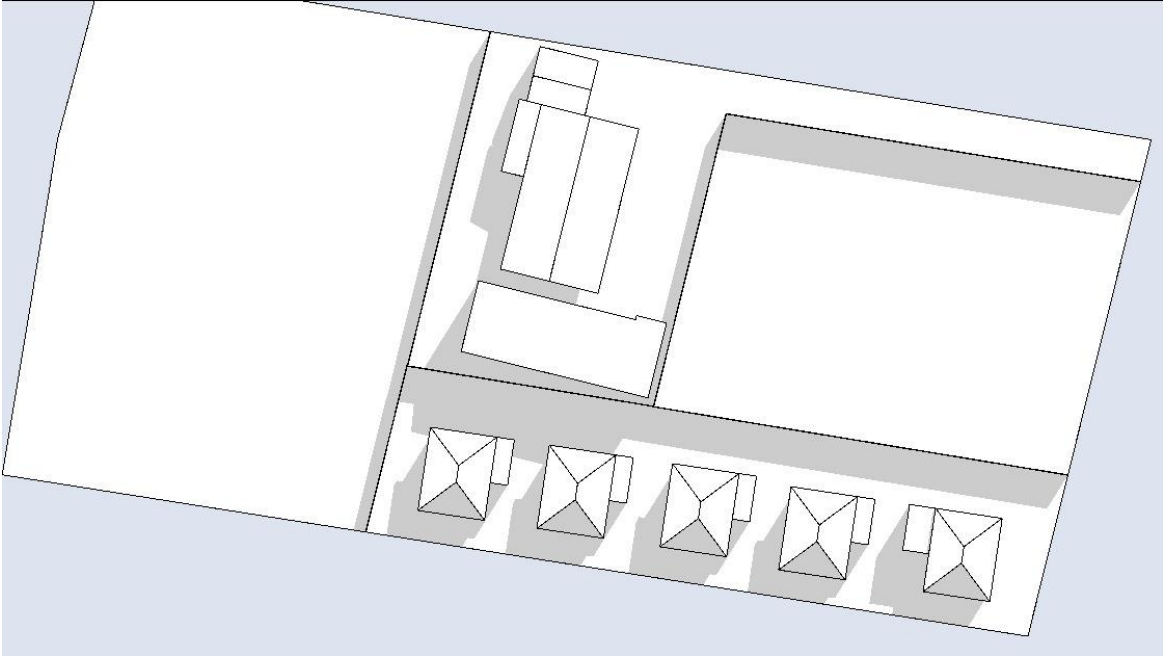
8am SUN STUDY



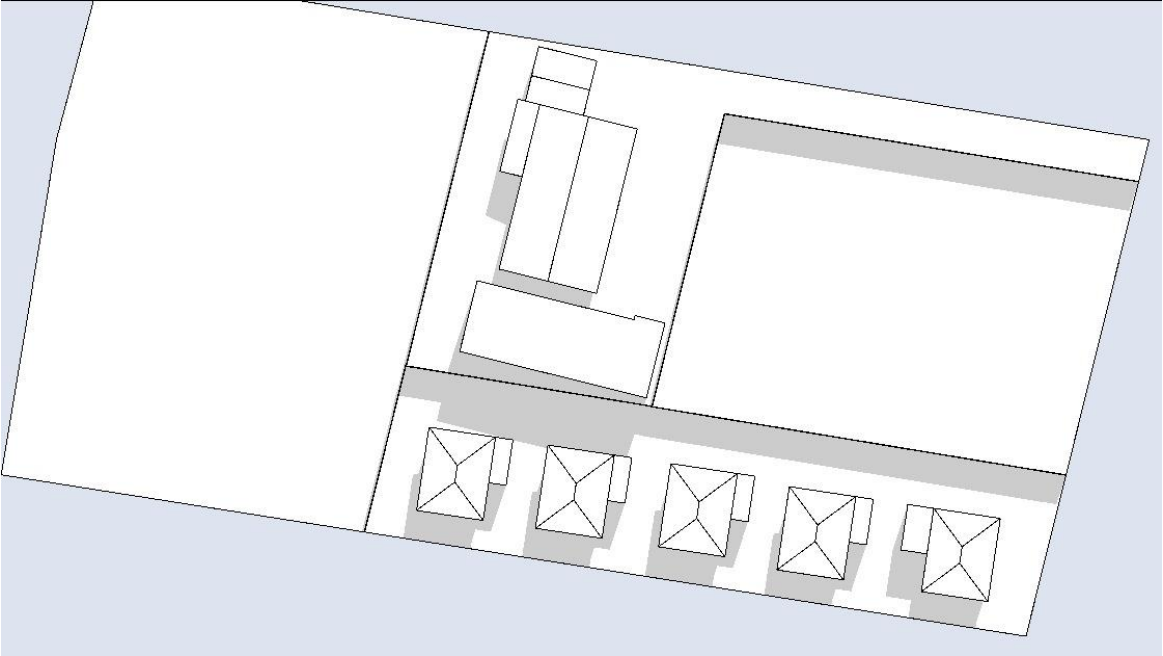
9am SUN STUDY



10am SUN STUDY



11am SUN STUDY



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NEW OUTBUILDING

68a PAKENHAM STREET, LONGFORD TAS 7301

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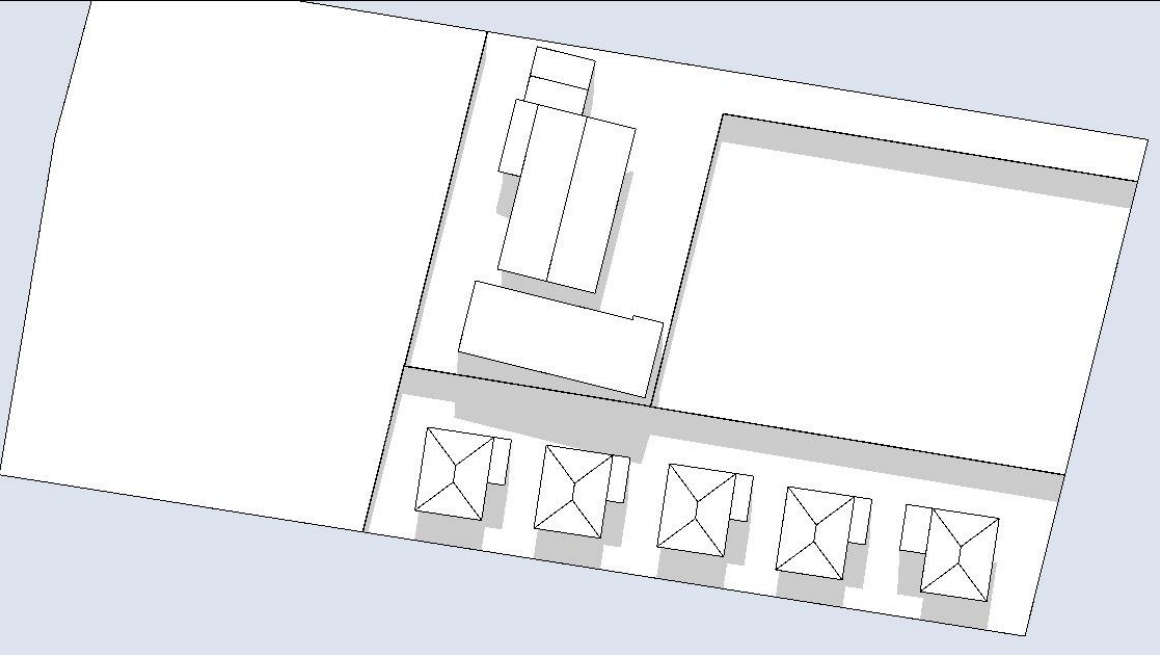
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SCALE @ A3

PRINT DATE:
2/09/2026

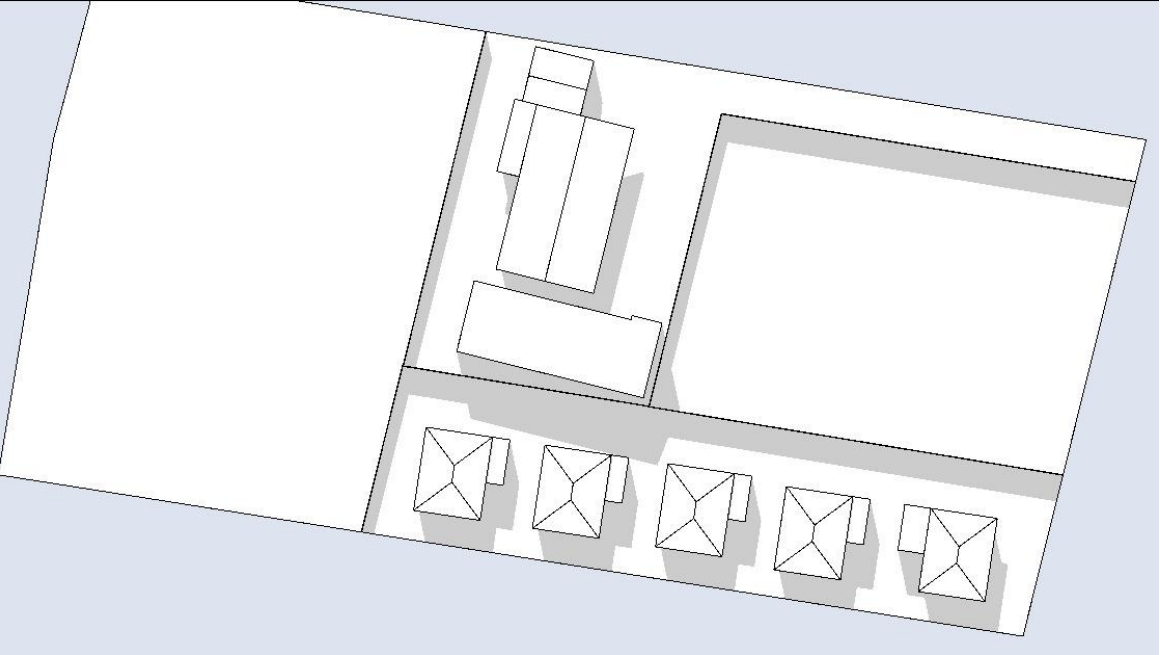
rev.	Amendment	Date
	DRAWING No: A04	ISSUE: SCHEMATIC
	5 of 8	REV: 0

Exhibited

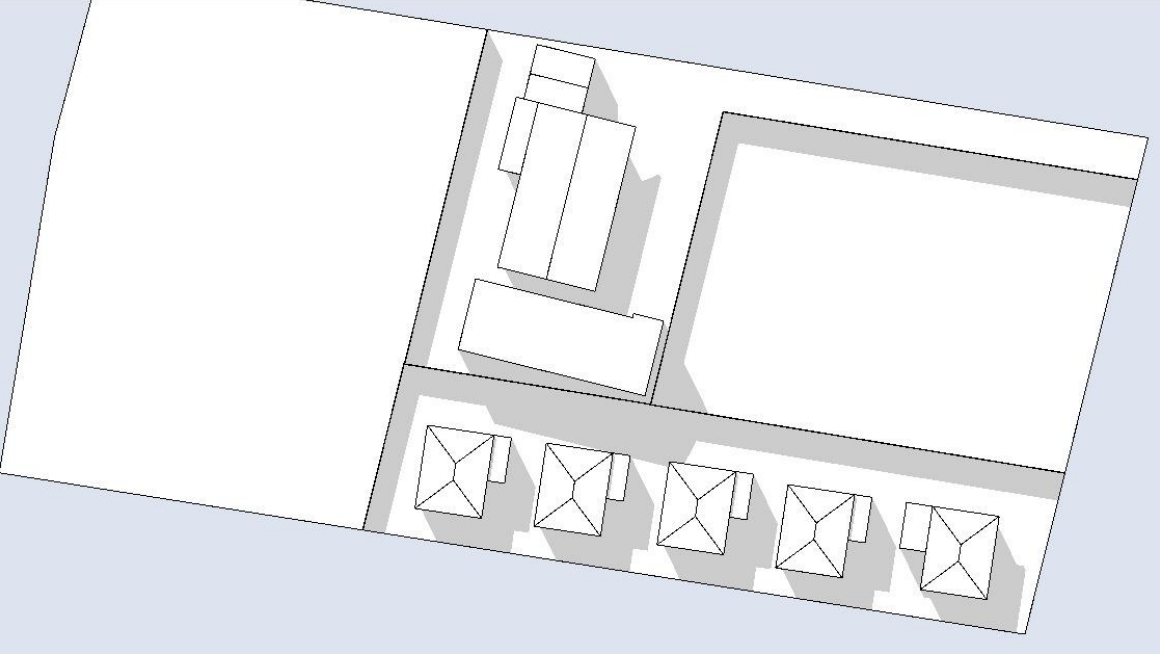
12pm SUN STUDY



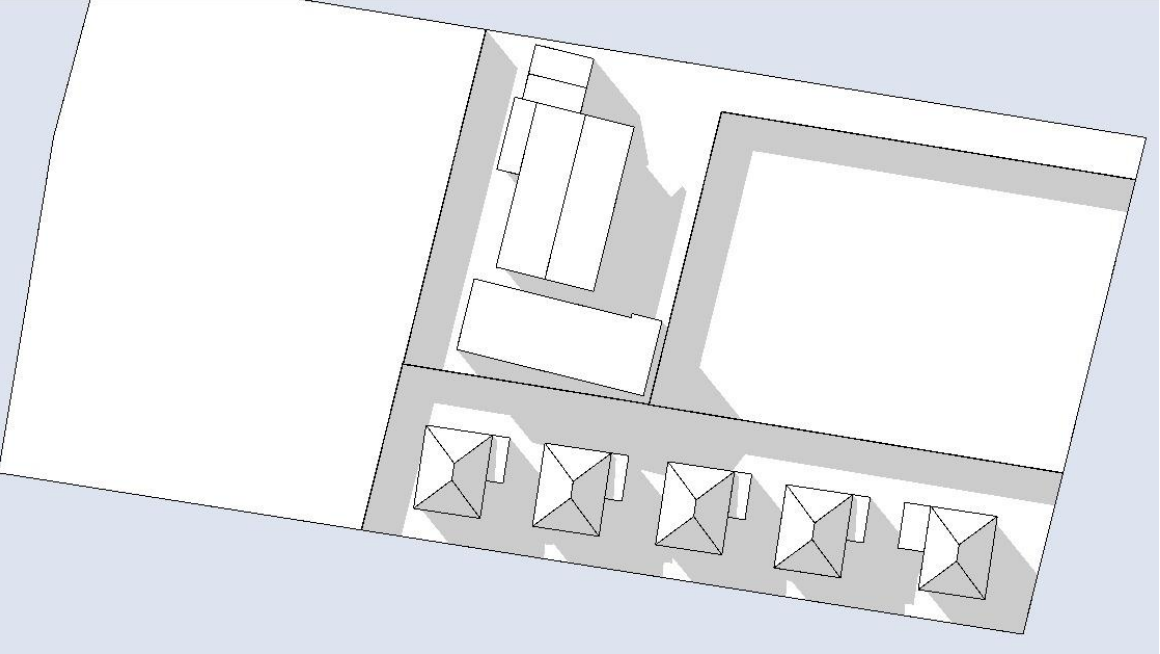
1pm SUN STUDY



2pm SUN STUDY



3pm SUN STUDY



NEW OUTBUILDING

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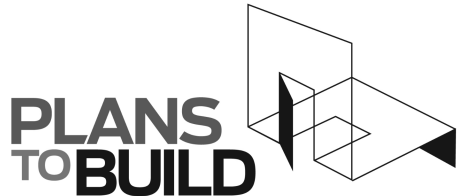
PROJECT NUMBER:
25079

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
2/09/2026

rev. Amendment
DRAWING No:
A05

Date
ISSUE: SCHEMATIC
REV: 0



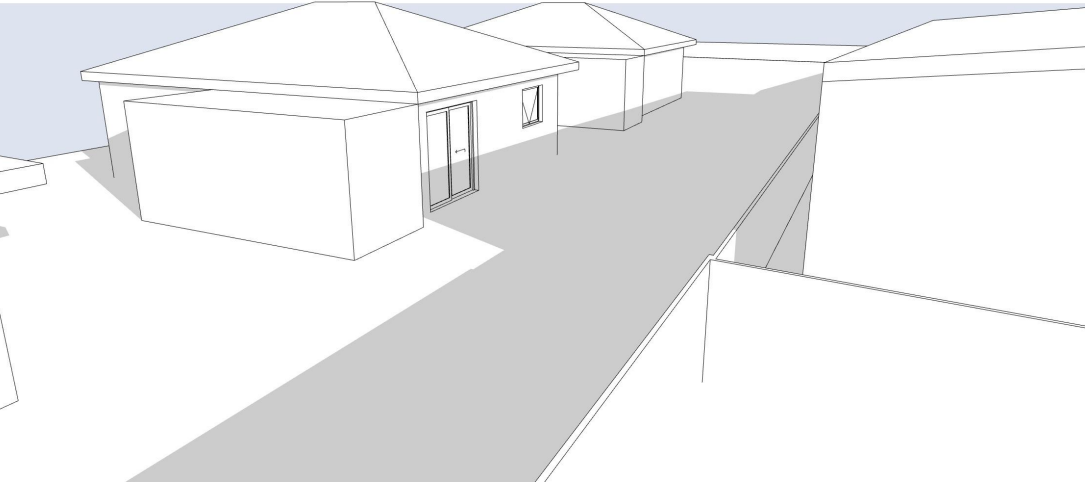
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Owner:
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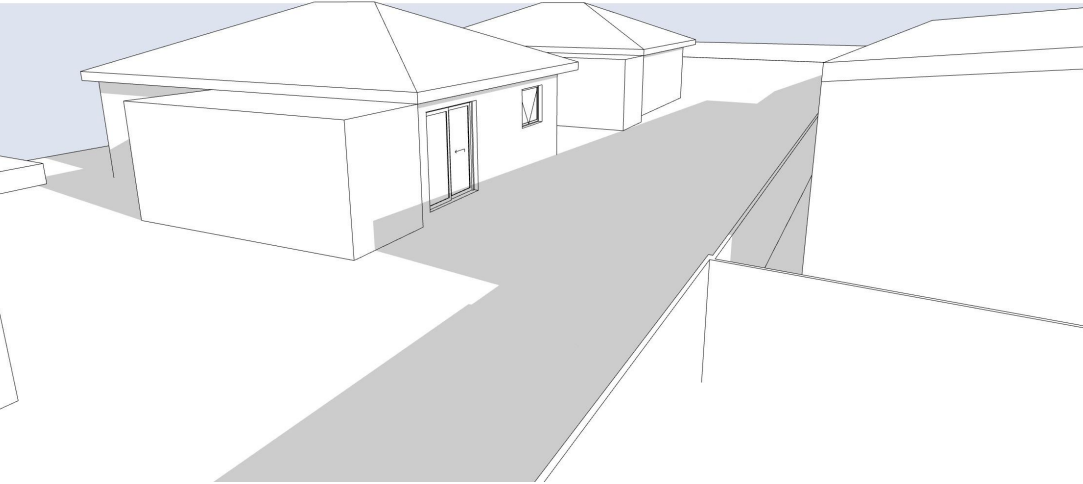
6 of 8		

Exhibited

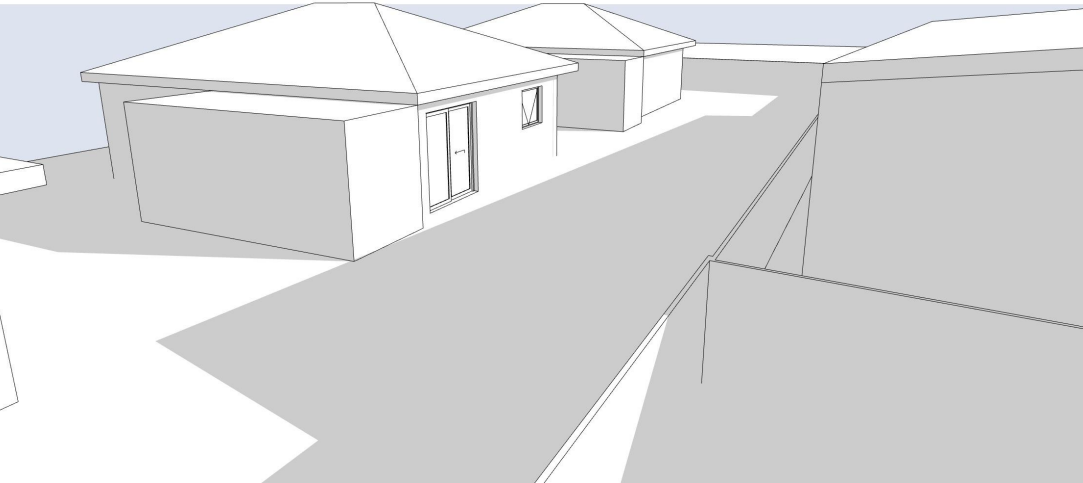
10am SUN STUDY PERSPECTIVE



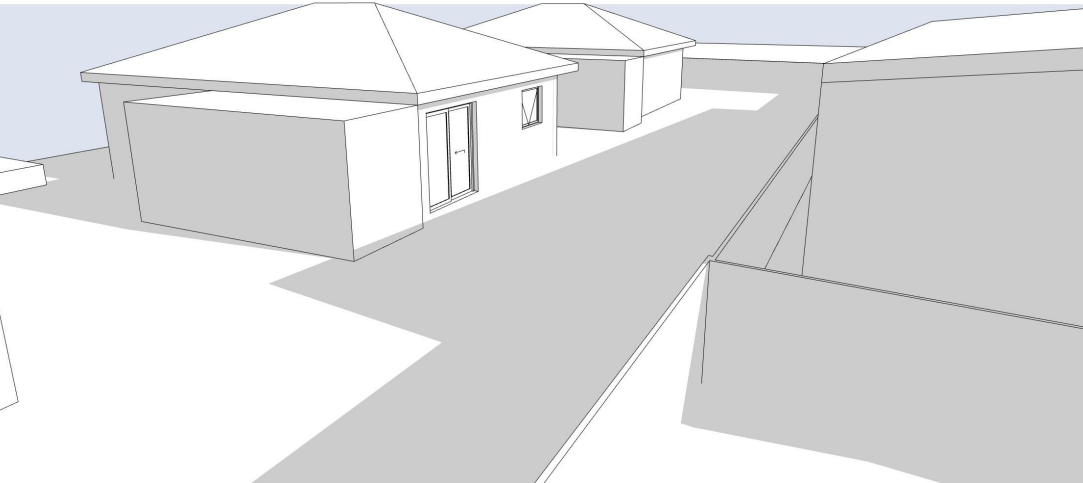
11am SUN STUDY PERSPECTIVE



1pm SUN STUDY PERSPECTIVE



12pm SUN STUDY PERSPECTIVE



NEW OUTBUILDING

Received
02/09/2026

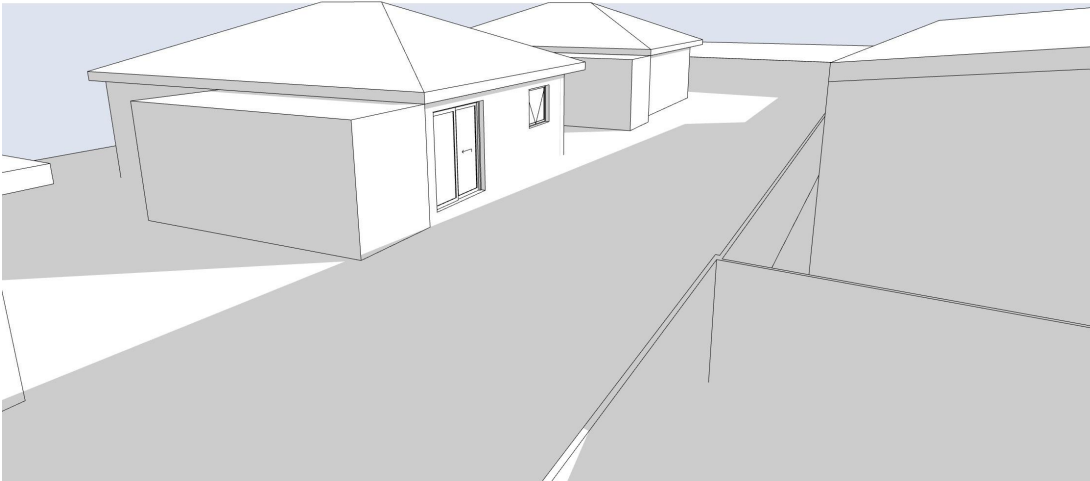
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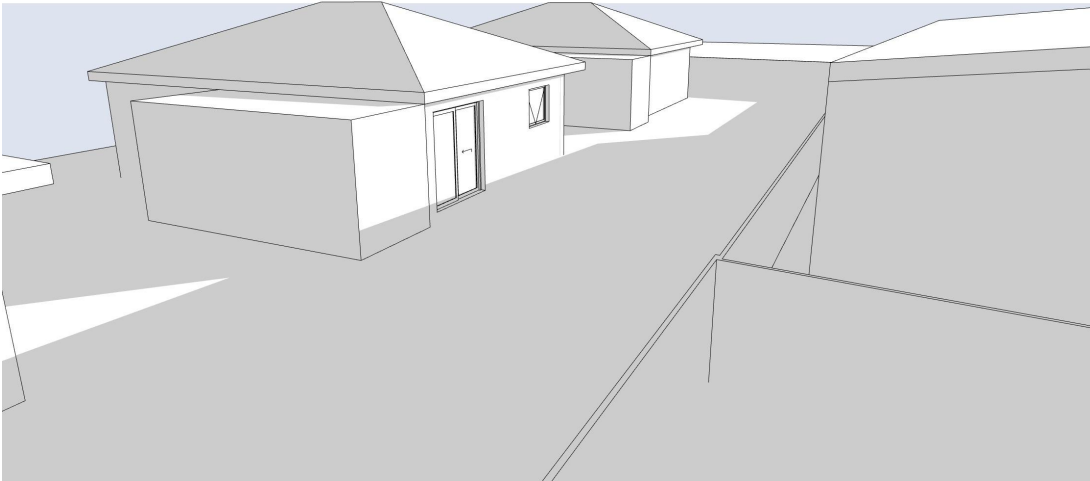
PROJECT NUMBER: 25079	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 2/09/2026	rev. Amendment	Date
DRAWING No: A06			ISSUE: SCHEMATIC	REV: 0
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Exhibited

2pm SUN STUDY PERSPECTIVE



3pm SUN STUDY PERSPECTIVE



NEW OUTBUILDING

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02/09/2026

68a PAKENHAM STREET, LONGFORD TAS 7301

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25079

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SCALE @ A3

PRINT DATE:
2/09/2026

rev.		Amendment	Date
DRAWING No:		A07	ISSUE: SCHEMATIC
8 of 8		REV: 0	

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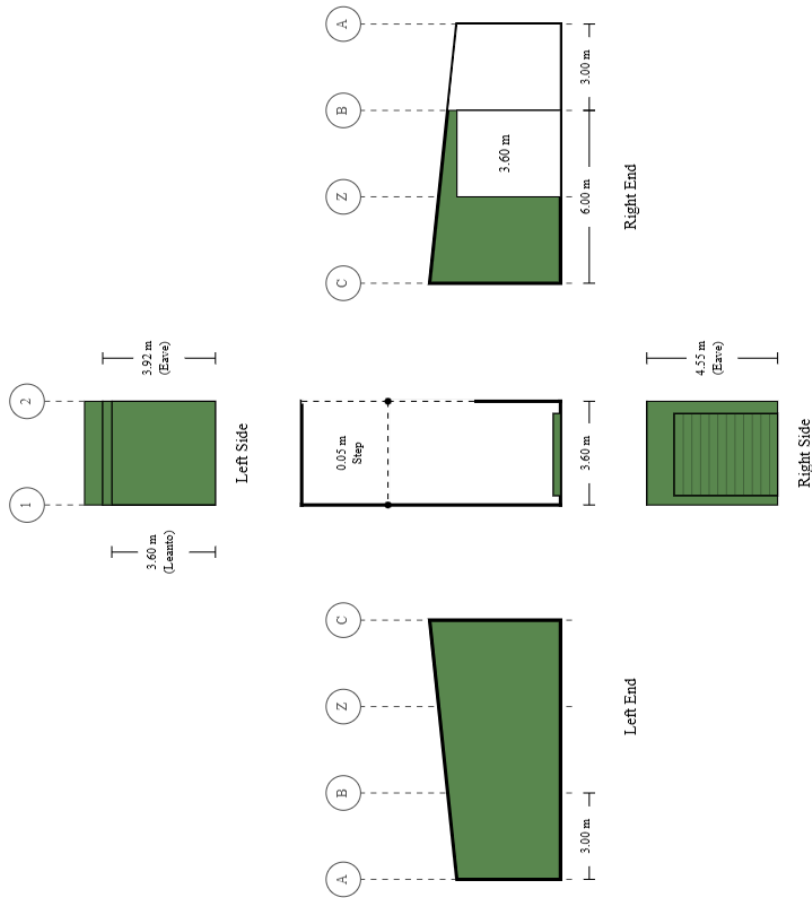
Connecting 150mm sewer main
1.6m off side fence - 2.7m deep

150mm PVC Sewer main 3.3m
from rear fence - 2.7m deep

150mm PVC Sewer main 3.3m from
rear fence - 2.65m deep

68a Pakenham St Longford
150mm PVC sewer main located by Detection
Service Tas on 17/8/26 using cctv drainage
camera with sonde

Exhibited



Seller: Sheds n Homes Launceston
Name: Jodi Walker
Phone: 03 6343 3649
Fax:
Email: jodi.walker@shedsnhomes.com.au

Building Layout

Ref: rebt2507081-2

Purchaser Name: Dale Casey

Site Location:

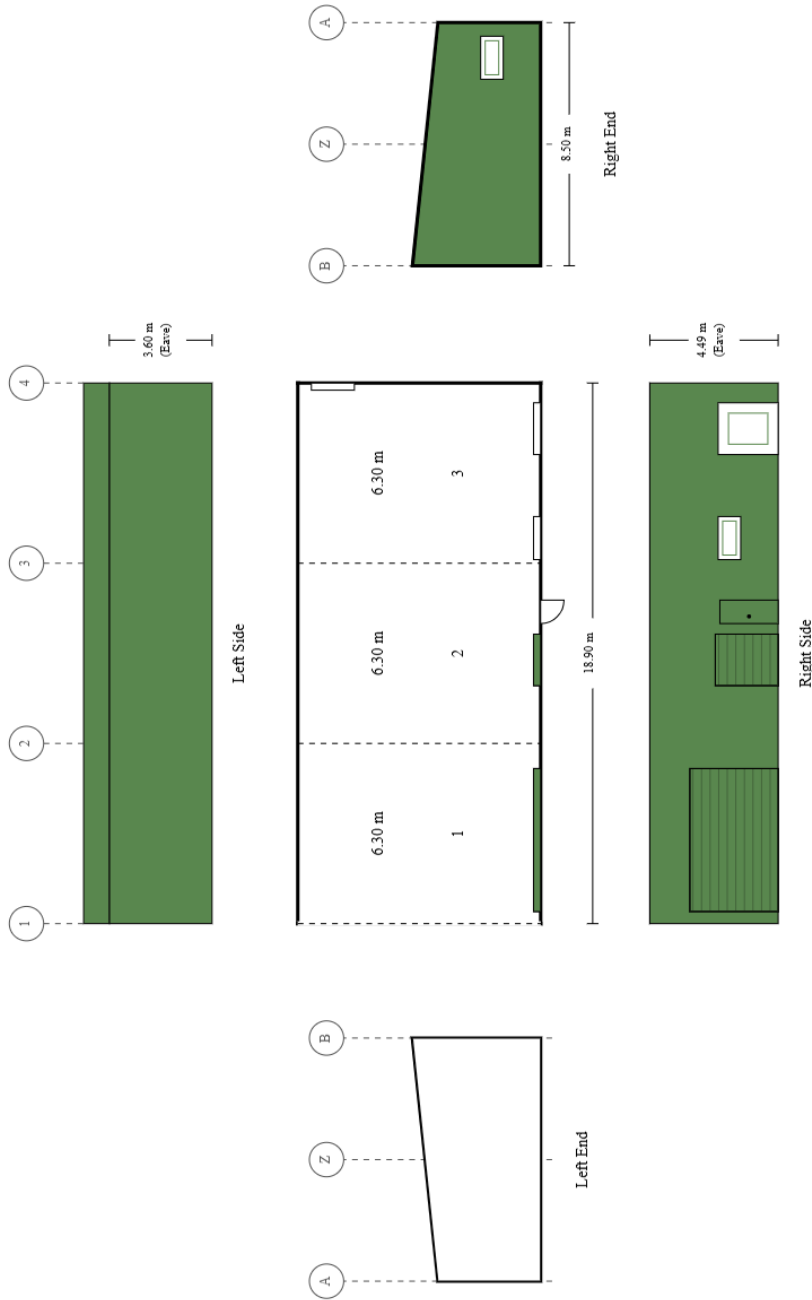
Ref # rebt2507081-2

Print Date: 01/06/26



www.shedsnhomes.com.au

Exhibited



Seller: Sheds n Homes Launceston
Name: Jodi Walker
Phone: 03 6343 3649
Fax:
Email: jodi.walker@shedsnhomes.com.au

Building Layout
Ref: rebt2507082-3

Purchaser Name: Dale Casey

Site Location:

Ref # rebt2507082-3

Print Date: 01/06/26



www.shedsnhomes.com.au