



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057444

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 46 Remi Place, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 January 2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 29 January 2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: 5x10.5m Class 10a outbuilding for private storage

Location: 46 Remi Place, Sandford, Tas, 7020

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Dwelling**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.





Agent Authorisation

Project Address:	46 Remi Place, Sandford, Tas, 7020
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I/we

Owner Name/s:
Postal Address:
Phone Number:
Email Address:

Personal Information Removed

hereby appoint the following person/company representative

Agent Name:	Tastech Building Systems / Ranbuild Hobart
Postal Address:	65 South Arm Road, Rokeby, 7019
Phone Number:	(03) 6263 5800
Email Address:	ranbuild@tastechbuildings.com.au

Act as my/our authorized agent to apply for any required certificates and permits, and to provide any necessary information to, or communication with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	Personal Information Removed				
Owner Name:					
	Signature:				

SEARCH OF TORRENS TITLE

VOLUME 172917	FOLIO 6
EDITION 5	DATE OF ISSUE 20-Apr-2024

SEARCH DATE : 13-Nov-2025

SEARCH TIME : 10.48 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Sealed Plan 172917

Derivation : Part of Lot 3071 Gtd to William Richardson and

Part of 99 Acres Gtd to John Easy

Prior CT 30596/4

SCHEDULE 1

N180770 TRANSFER to ELISABETH LOUISE GARDEN Registered
20-Apr-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP172917 EASEMENTS in Schedule of Easements

SP172917 COVENANTS in Schedule of Easements

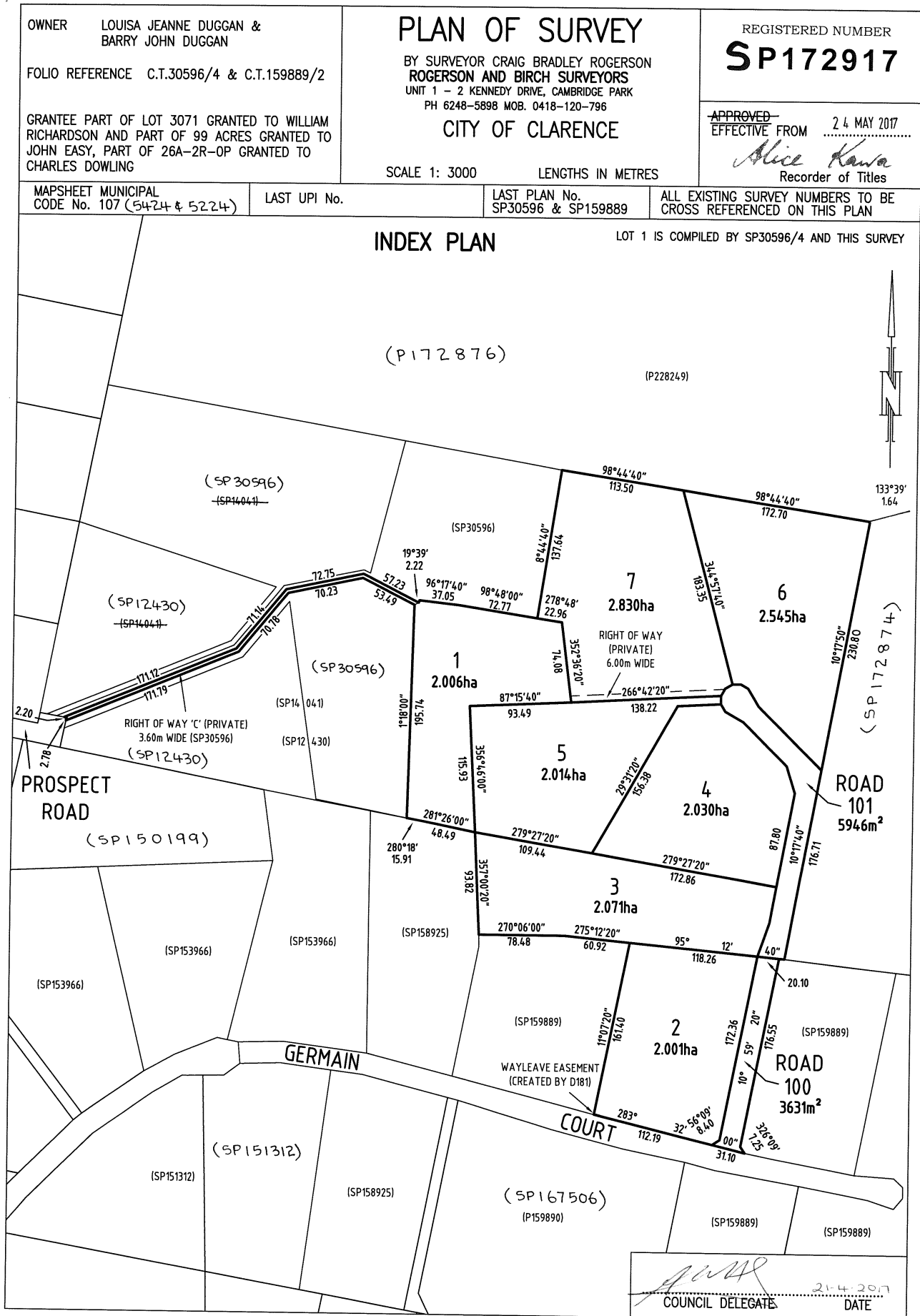
SP172917 FENCING PROVISION in Schedule of Easements

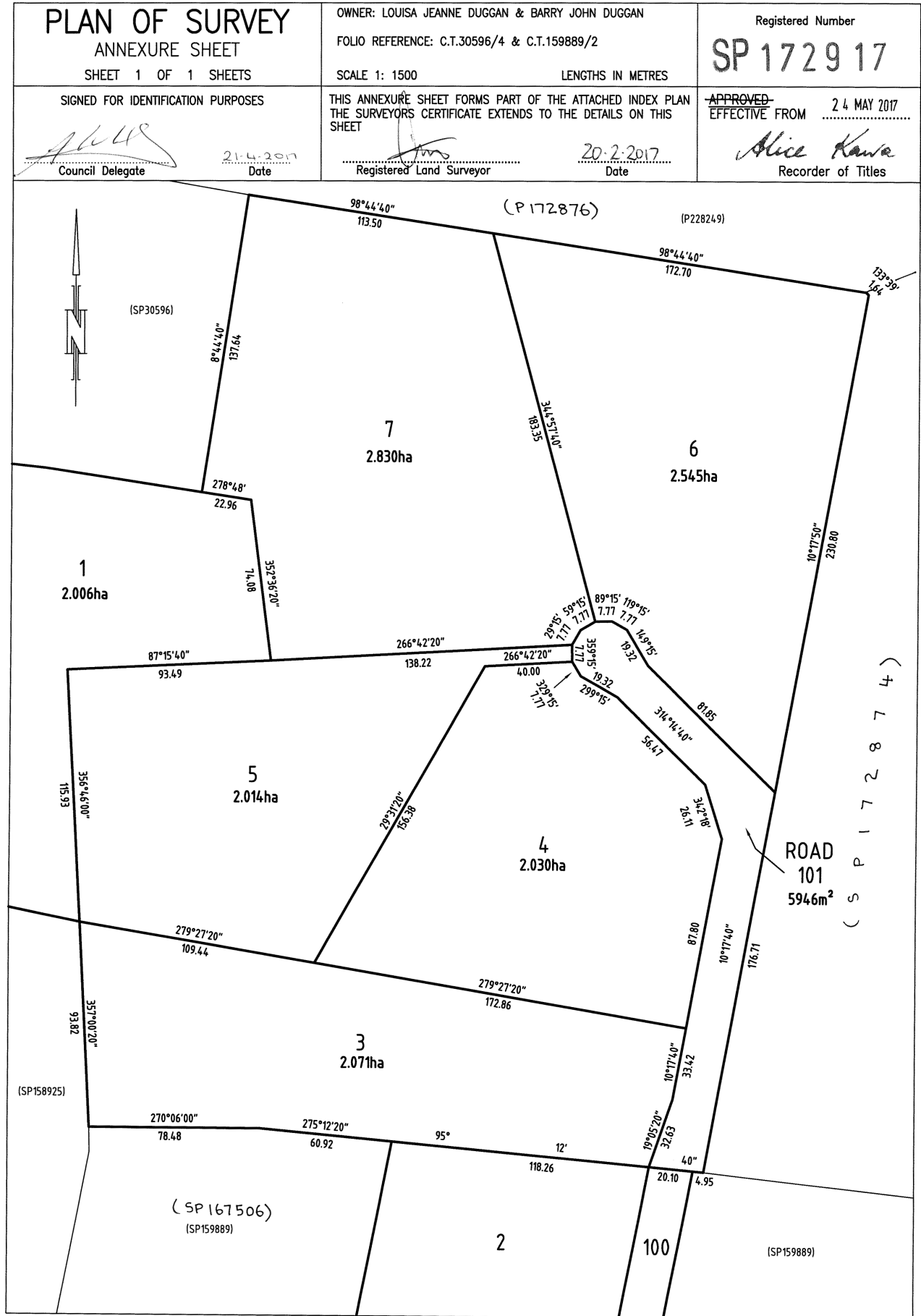
SP172917 COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

SP14041 & SP30596 COVENANTS in Schedule of Easements

SP 30596 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962UNREGISTERED DEALINGS AND NOTATIONS

N284581 MORTGAGE to Alasdair John Garden and Lorraine Garden
Lodged by SIMMONS WOLFHAGEN on 16-Oct-2025 BP: N284581





<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 1729 17</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGE/S
2

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 7 on the Plan is subject to a right of carriageway appurtenant to Lot 1 on the Plan over the land shown on the Plan and marked Right of Way (Private) 6.00m wide.

Lot 1 on the Plan is together with a right of carriageway over the land shown on the Plan and marked Right of Way (Private) 6.00m wide.

~~Lot 2 on the Plan is affected by restrictive covenants and a fencing provision set forth in Sealed Plan 159889 and is affected by a burdening wayleave easement created by D181.~~

~~The Lots on the Plan which formerly comprised part of Lot 4 on Sealed Plan 30596 are affected by easements and restrictive covenants set forth in SP30596 and are affected by restrictive covenants set forth in SP14041.~~

EASEMENTS & COVENANTS CONTINUED ON PAGE 2

Fencing provision:

In respect of each Lot on the Plan, the Vendor shall not be required to fence.

The owners of each Lot on the Plan covenant with Barry John Duggan and Louisa Jeanne Duggan and the owners for the time being of every other Lot on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof may be annexed thereto and devolve with each and every part of every other Lot on the Plan, to observe the following stipulation:

Not to use (or permit to be used) zincalume steel, or unpainted galvanised steel materials, as external surfaces in the construction of any building, wall or fence on the Lot.

Signed by **BARRY JOHN DUGGAN**
in the presence of:

Witness Signature: *[Signature]*

Witness Full Name:

Witness Address:

Anne Katherine Dreen
.....
Australian Legal Practitioner (Tas No. 247)
Suite 2, 7 Bayfield St, Rosny Park TAS 7018

Signed by **LOUISA JEANNE DUGGAN**
in the presence of:

Witness Signature: *[Signature]*

Witness Full Name:

Witness Address:

Anne Katherine Dreen
.....
Australian Legal Practitioner (Tas No. 247)
Suite 2, 7 Bayfield St, Rosny Park TAS 7018

SUBDIVIDER: BJ & LJ Duggan
FOLIO REF: 30596/4 and 159889/2

SOLICITOR Justin McMullen Lawyer
& REFERENCE: AKD: 160767

PLAN SEALED BY: Clarence City Council

DATE: 21-4-2017

SD 2015-30

REF NO.

[Signature]
Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 2 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP172917</p>
<p>SUBDIVIDER: - LOUISA JEANNE DUGGAN & BARRY JOHN DUGGAN</p> <p>FOLIO REFERENCE: - 30596/4 & 159889/2</p>	
<p>EASEMENTS & COVENANTS CONTINUED</p> <p>Lot 2 on the Plan is subject to a wayleave easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Wayleave Easement shown on the Plan more fully defined in D.181.</p> <p>Lots 1, 3-7 incl. & 101 on the Plan are each together with a right of carriageway over the Right of Way 'A' (Private) 4.80 wide, Right of Way 'B' (Private) 3.60 wide & Right of Way 'D' (Private) 6.00 wide shown on Sealed Plan 30596.</p> <p>Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lots 1, 2, 3, 5 & 6 on SP30596) over the Right of Way 'C' (Private) 3.60 wide (SP30596) shown on the Plan.</p> <p>Lots 2 & 100 on the Plan are each burdened by the restrictive covenants created by Sealed Plan 159889.</p> <p>Lots 1, 3-7 incl. & 101 on the Plan are each burdened by the restrictive covenants created by Sealed Plans 14041 & 30596.</p>	
<p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	



PROPOSED SHED EXTENSION FOR:
GARDEN
46 REMI PLACE, SANDFORD
TAS 7020

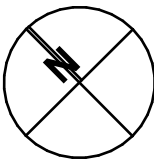
VOLUME: 172917	FOLIO: 6	LOT NO: 6
CLIMATE ZONE: 7	WIND CLASS: N3	BAL: TBC
BUILDING CLASS: 10a	SITE AREA: 25450 m²	ALPINE AREA: N/A BCA FIGURE 3.7.5.2
SOIL CLASS: TBC		

CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

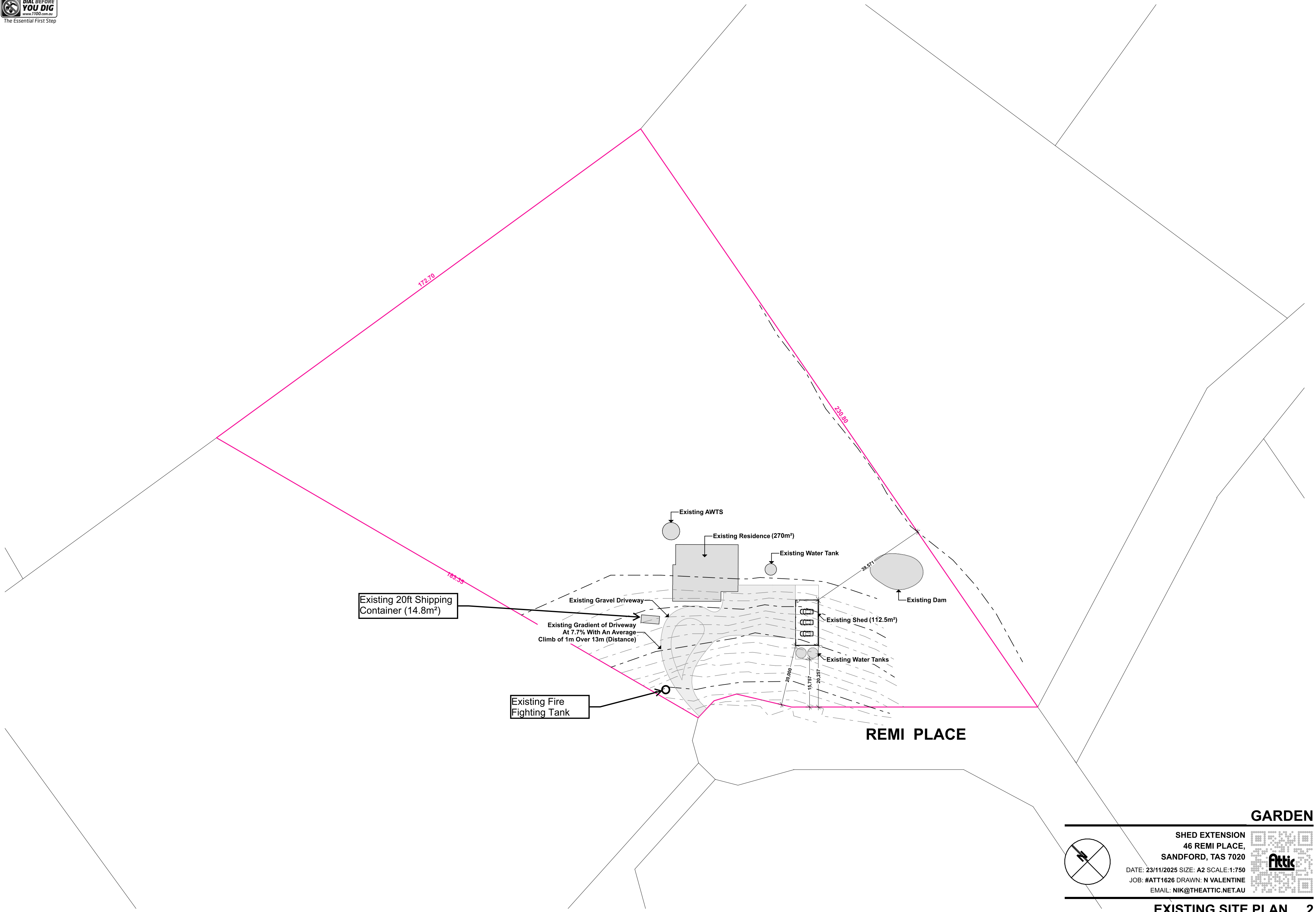
STAGE 1	
1	COVER PAGE
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	EXISTING LOCATION / FLOOR PLAN
5	PROPOSED LOCATION / FLOOR PLAN
6	PROPOSED ROOF / DRAINAGE PLAN
7	PROPOSED ELEVATIONS

GARDEN



SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020
DATE: 23/11/2025 SIZE: A2 SCALE:1:1
JOB: #ATT1626 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



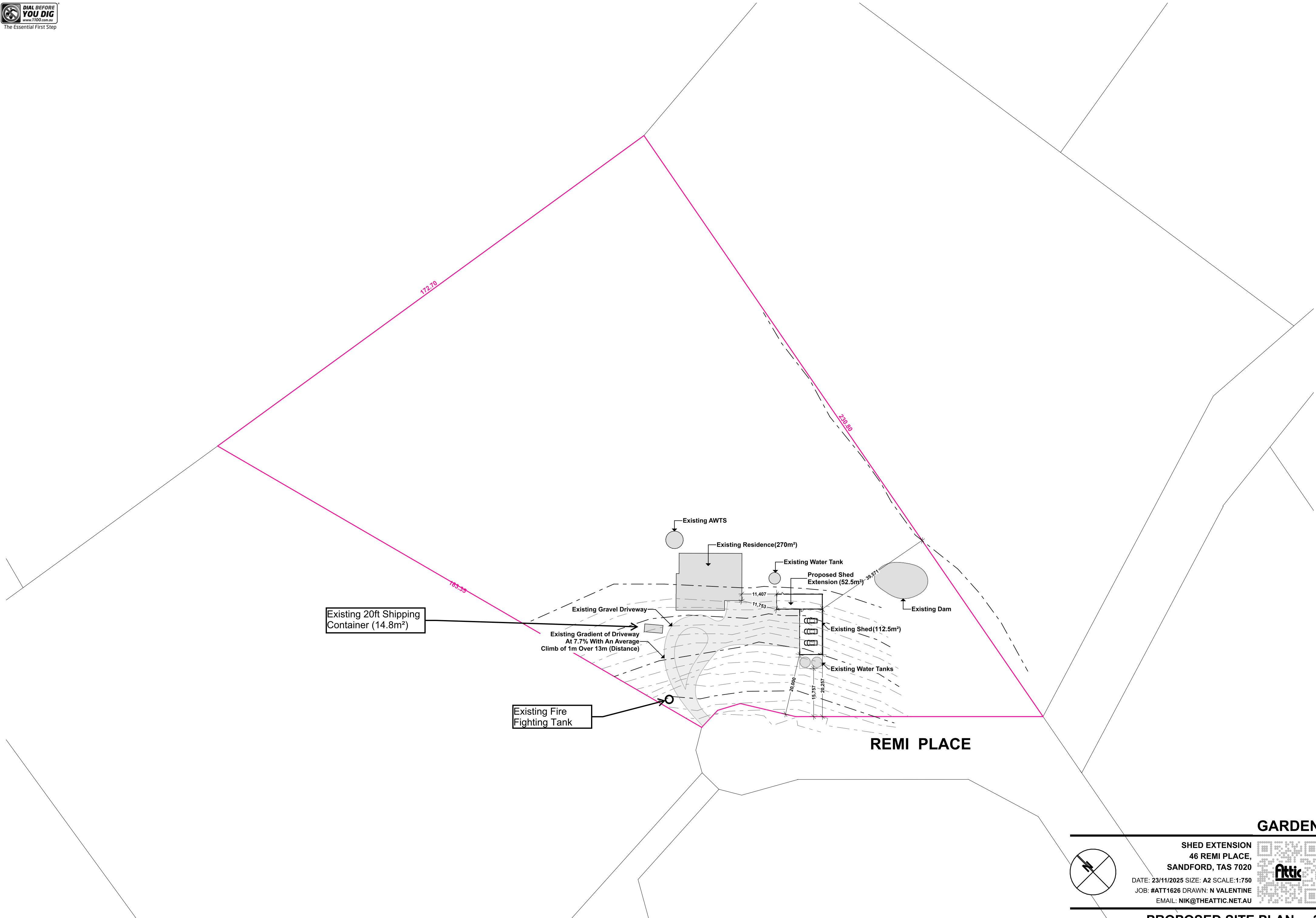


GARDEN

SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020

DATE: 23/11/2025 SIZE: A2 SCALE: 1:750
JOB: #ATT1626 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



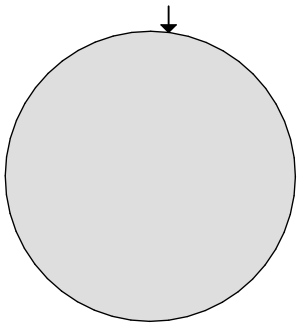


GARDEN

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46 REMI PLACE,
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DATE: 23/11/2025 SIZE: A2 SCALE: 1:750
JOB: #ATT1626 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU





NORTH EAST ELEVATION

NORTH WEST ELEVATION

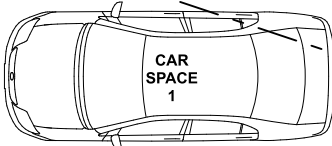
SOUTH WEST ELEVATION

Existing Shed

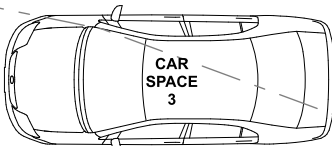
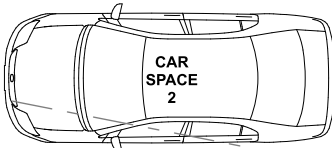
SOUTH EAST ELEVATION

Existing Water Tanks

Existing Concrete Pad
For Tanks (4 x 7.5m)



SHED
106.72 m²
CH: 2,300 mm



WATER
TANK

WATER
TANK

GARDEN

SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020

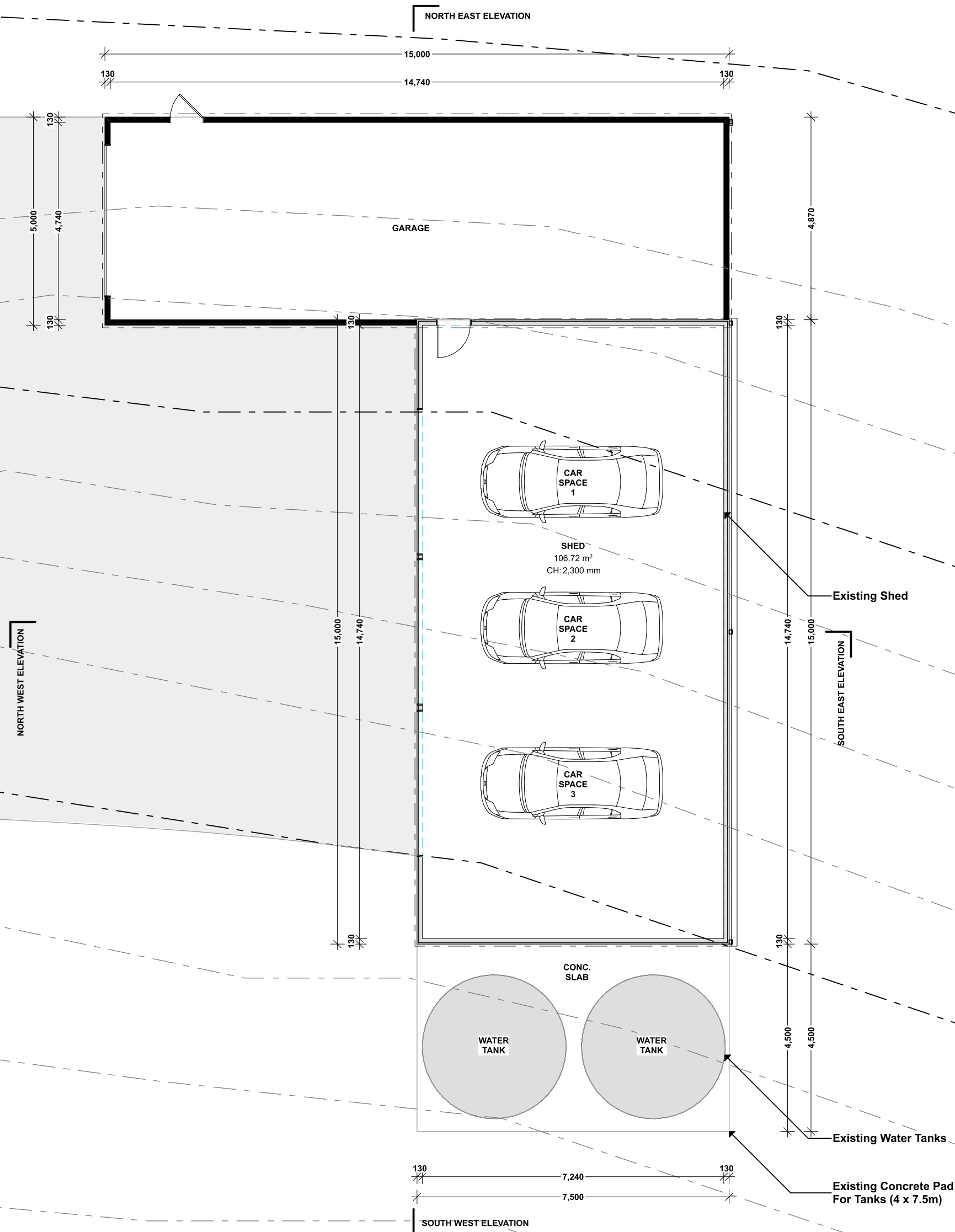
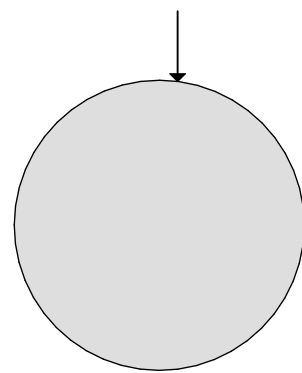
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EMAIL: NIK@THEATTIC.NET.AU



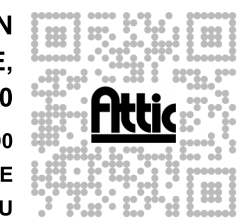
EXISTING LOCATION / FLOOR PLAN 4



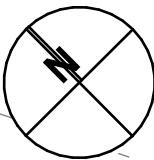
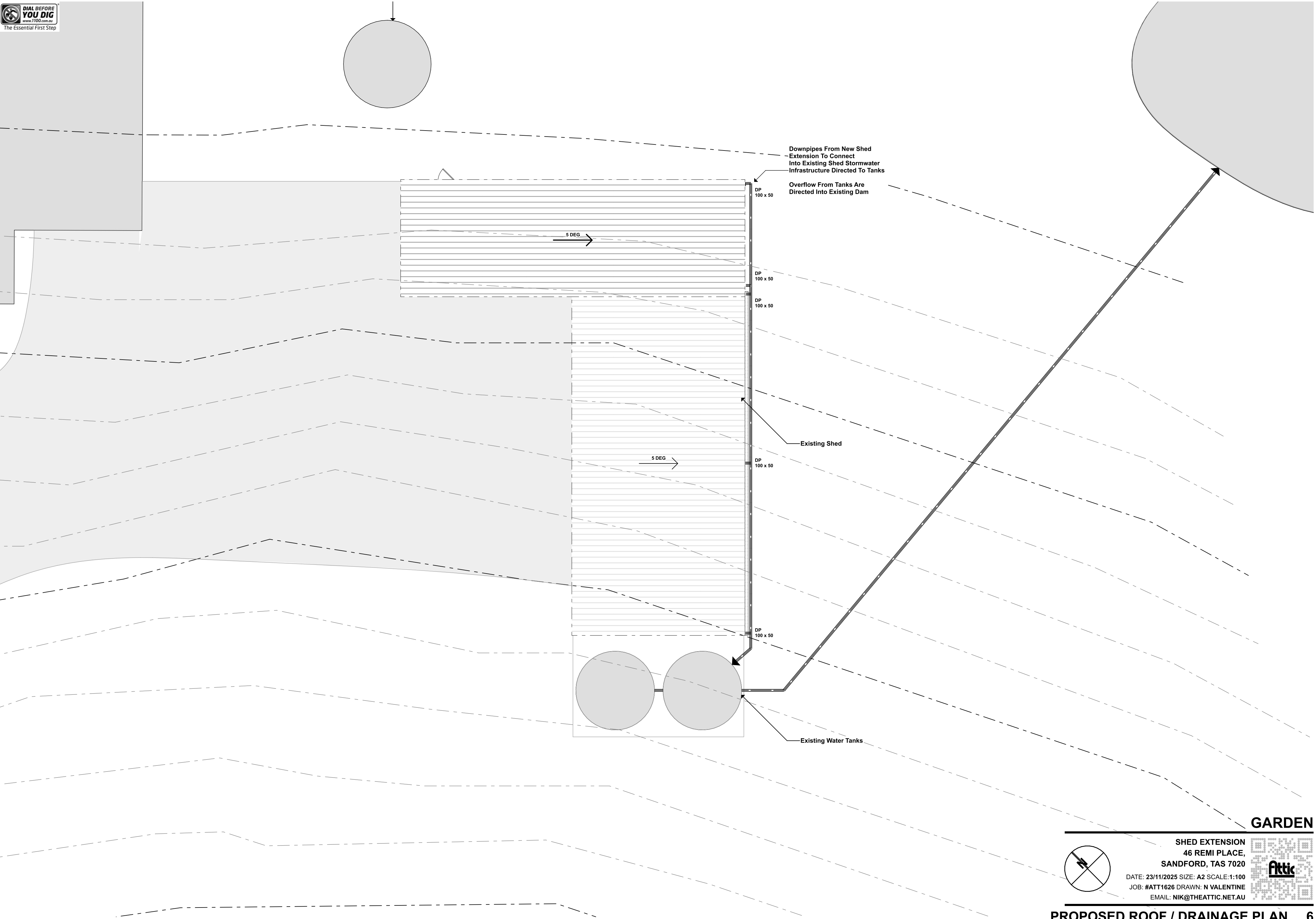
GARDEN

**SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020**

DATE: 23/11/2025 SIZE: A2 SCALE:1:100
JOB: #ATT1626 DRAWN: N VALENTINE
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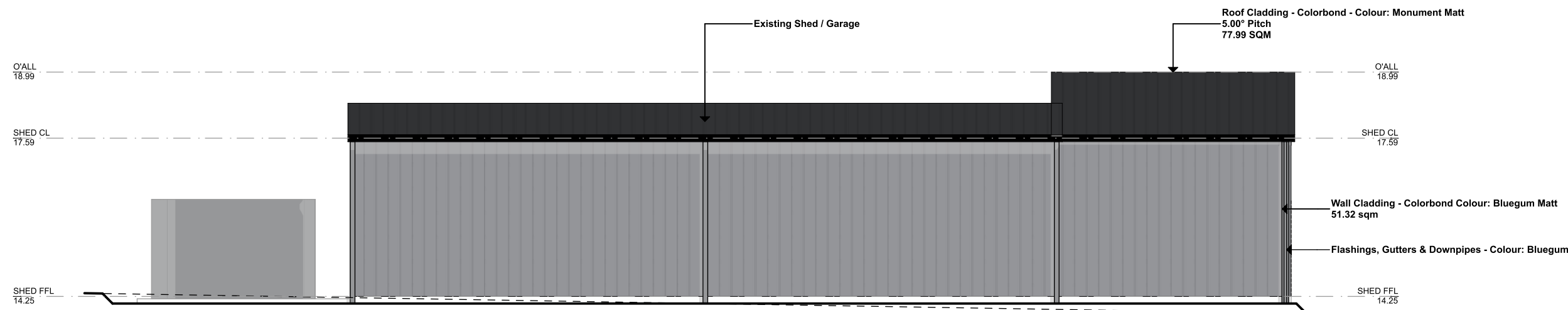


PROPOSED LOCATION / FLOOR PLAN 5

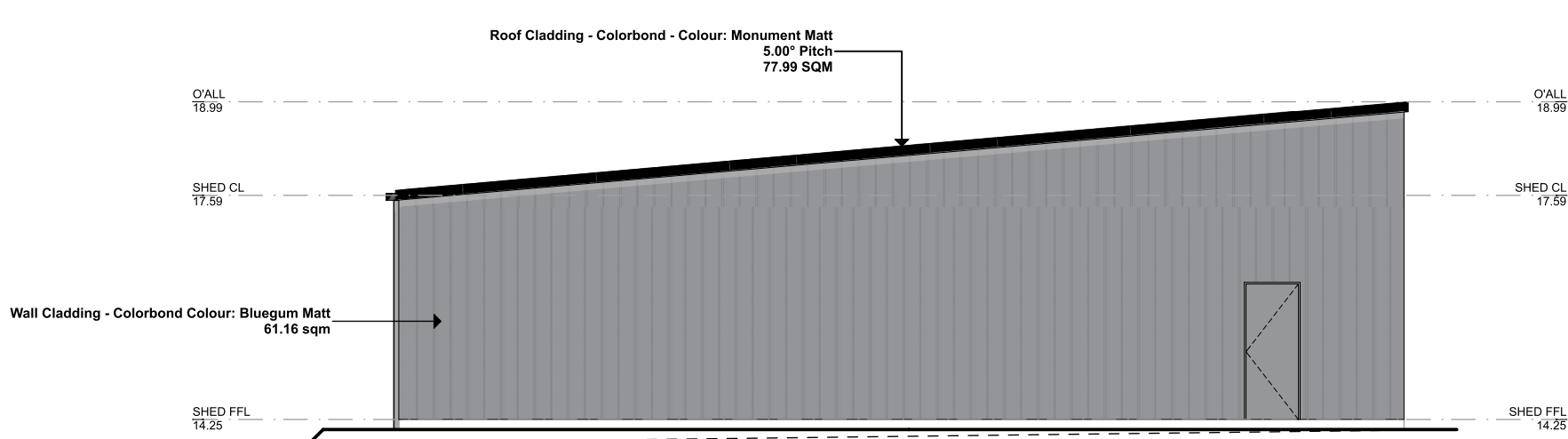


SHED EXTENSION
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SANDFORD, TAS 7020
DATE: 23/11/2025 SIZE: A2 SCALE: 1:100
JOB: #ATT1626 DRAWN: N VALENTINE
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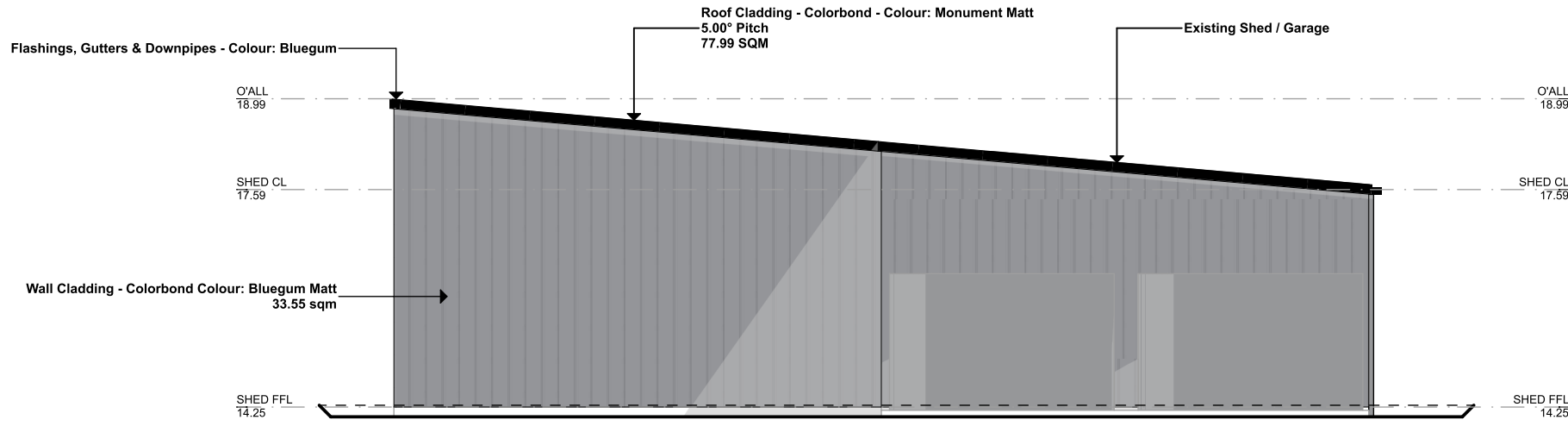




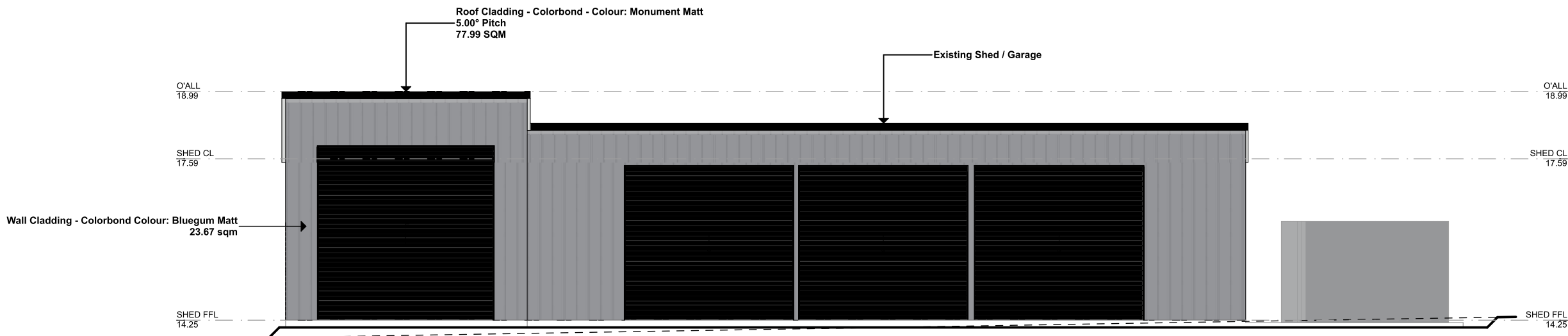
SOUTH EAST | ELEVATION



NORTH EAST | ELEVATION

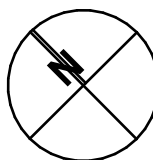


SOUTH WEST | ELEVATION



NORTH WEST | ELEVATION

GARDEN



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