



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.

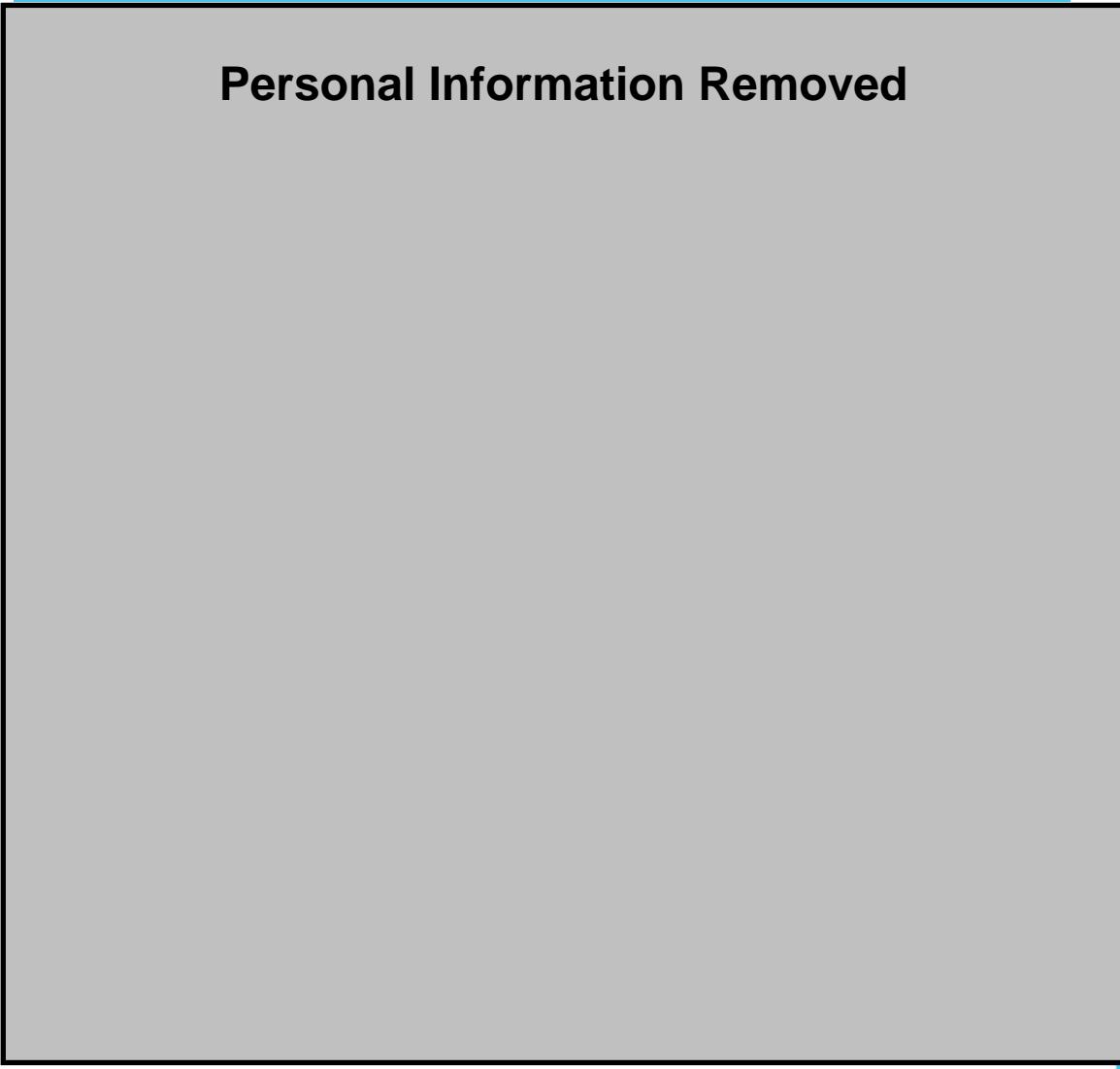
Application for Development / Use or Subdivision

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	FOLIO
172917	6
EDITION	DATE OF ISSUE
5	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](#)

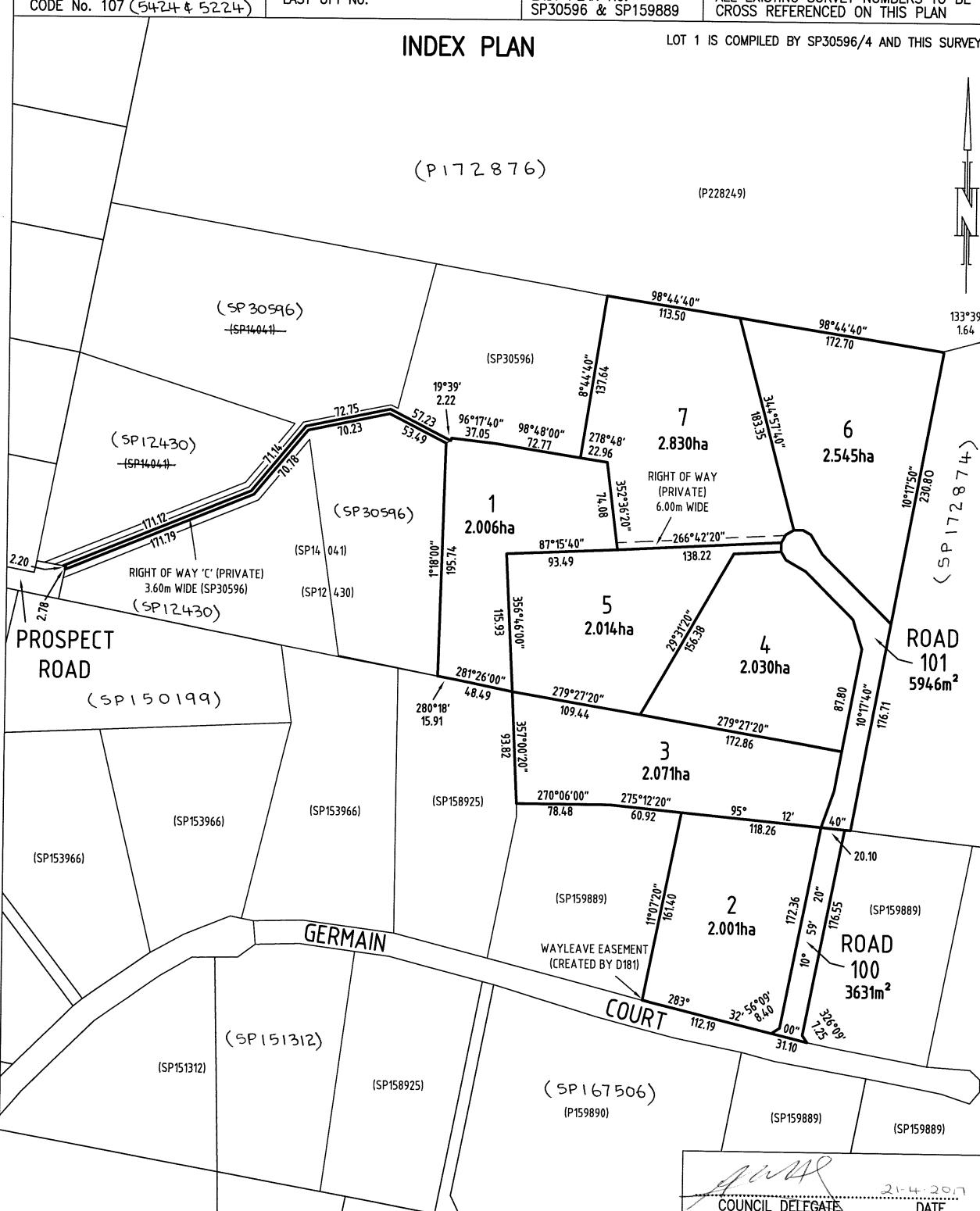
Derivation : Part of Lot 3071 Gtd to William Richardson and

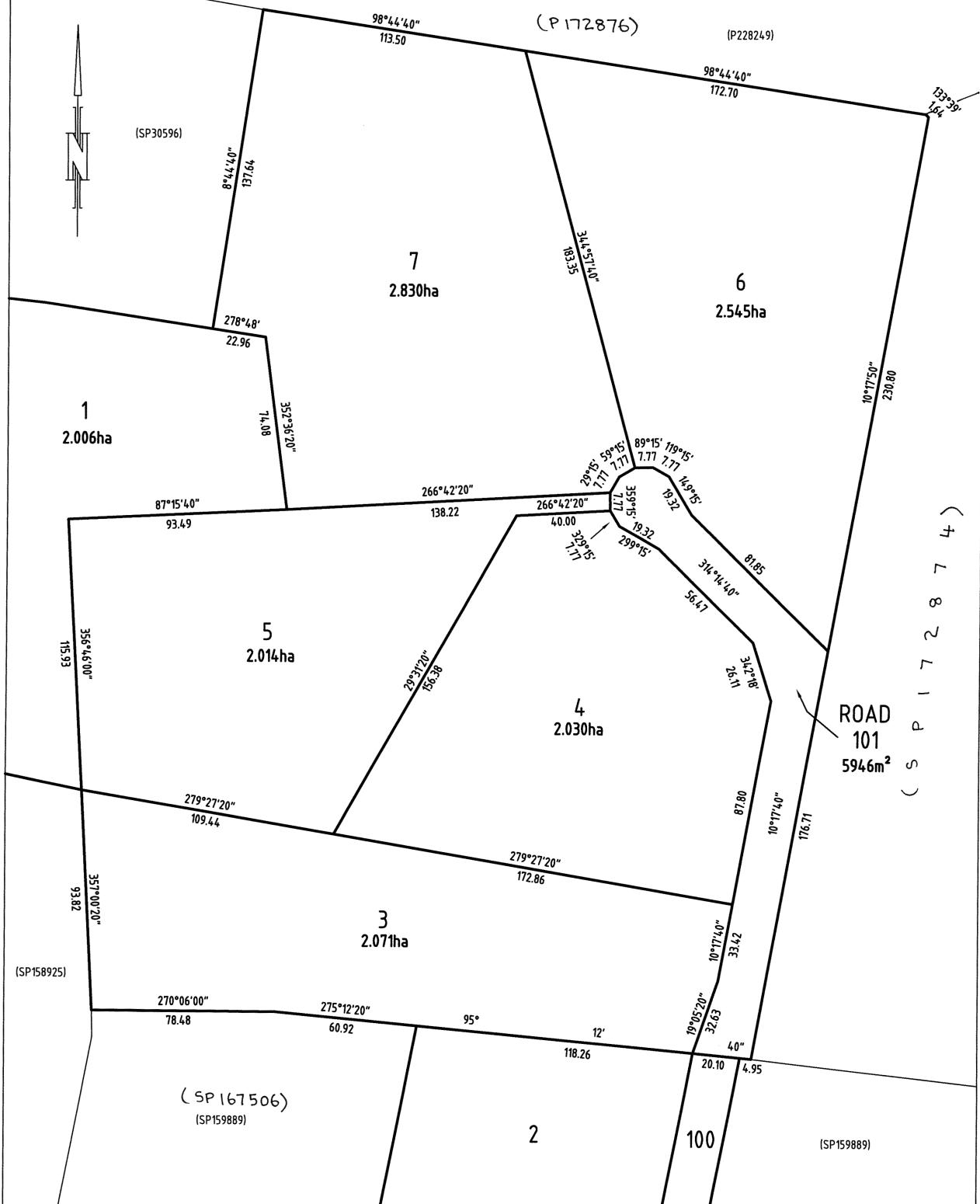
Part of 99 Acres Gtd to John Easy

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 1962**UNREGISTERED DEALINGS AND NOTATIONS**[N284581](#) MORTGAGE to Alasdair John Garden and Lorraine Garden
Lodged by SIMMONS WOLFHAGEN on 16-Oct-2025 BP: N284581

OWNER LOUISA JEANNE DUGGAN & BARRY JOHN DUGGAN FOLIO REFERENCE C.T.30596/4 & C.T.159889/2 GRANTEE PART OF LOT 3071 GRANTED TO WILLIAM RICHARDSON AND PART OF 99 ACRES GRANTED TO JOHN EASY, PART OF 26A-2R-OP GRANTED TO CHARLES DOWLING	PLAN OF SURVEY BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796 CITY OF CLARENCE SCALE 1: 3000 LENGTHS IN METRES		REGISTERED NUMBER SP172917
MAPSHEET MUNICIPAL CODE No. 107 (5424 & 5224)	LAST UPI No.	LAST PLAN No. SP30596 & SP159889	APPROVED EFFECTIVE FROM 24 MAY 2017 <i>Alice Kawa</i> Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN			
INDEX PLAN (P172876) (P228249) LOT 1 IS COMPILED BY SP30596/4 AND THIS SURVEY			
			

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS		OWNER: LOUISA JEANNE DUGGAN & BARRY JOHN DUGGAN FOLIO REFERENCE: C.T.30596/4 & C.T.159889/2 SCALE 1: 1500	Registered Number SP 172917
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor	APPROVED EFFECTIVE FROM 24 MAY 2017  Alice Kawa Recorder of Titles
 <p>The survey plan shows a cadastral map with seven land parcels labeled 1 through 7. Parcel 1 is 2.006ha, Parcel 2 is 100, Parcel 3 is 2.071ha, Parcel 4 is 2.030ha, Parcel 5 is 2.014ha, Parcel 6 is 2.545ha, and Parcel 7 is 2.830ha. A road is labeled 'ROAD 101 5946m²'. Boundary coordinates and lengths are provided for each parcel. For example, Parcel 1 has a length of 278°48' 22.96 and a width of 80°17' 35.75. Parcel 7 has a length of 98°44'40" 113.50 and a width of 8°44'40" 137.64. The plan also includes coordinates for the surveyor's certificate and various angles and distances between points.</p>			

SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

SP 172917PAGE 1 OF 2 PAGES
2**EASEMENTS AND PROFITS**

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.~~

Fencing provision:

EASEMENTS & COVENANTS CONTINUED ON PAGE 2

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: *John Duggan*

Witness Full Name: *John Duggan*

Witness Address: *Annie Katherine Dureen*
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: *Anne Duggan*

Witness Full Name: *Anne Duggan*

Witness Address: *Anne Katherine Dureen*
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*

SP 2015-30

REF NO.

John Duggan
Council Delegate

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP172917
SUBDIVIDER: -	LOUISA JEANNE DUGGAN & BARRY JOHN DUGGAN
FOLIO REFERENCE: -	30596/4 & 159889/2
EASEMENTS & COVENANTS CONTINUED	
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.	
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.	
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.	
Lots 2 & 100 on the Plan are each burdened by the restrictive covenants created by Sealed Plan 159889.	
Lots 1, 3-7 incl. & 101 on the Plan are each burdened by the restrictive covenants created by Sealed Plans 14041 & 30596.	
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.	



**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

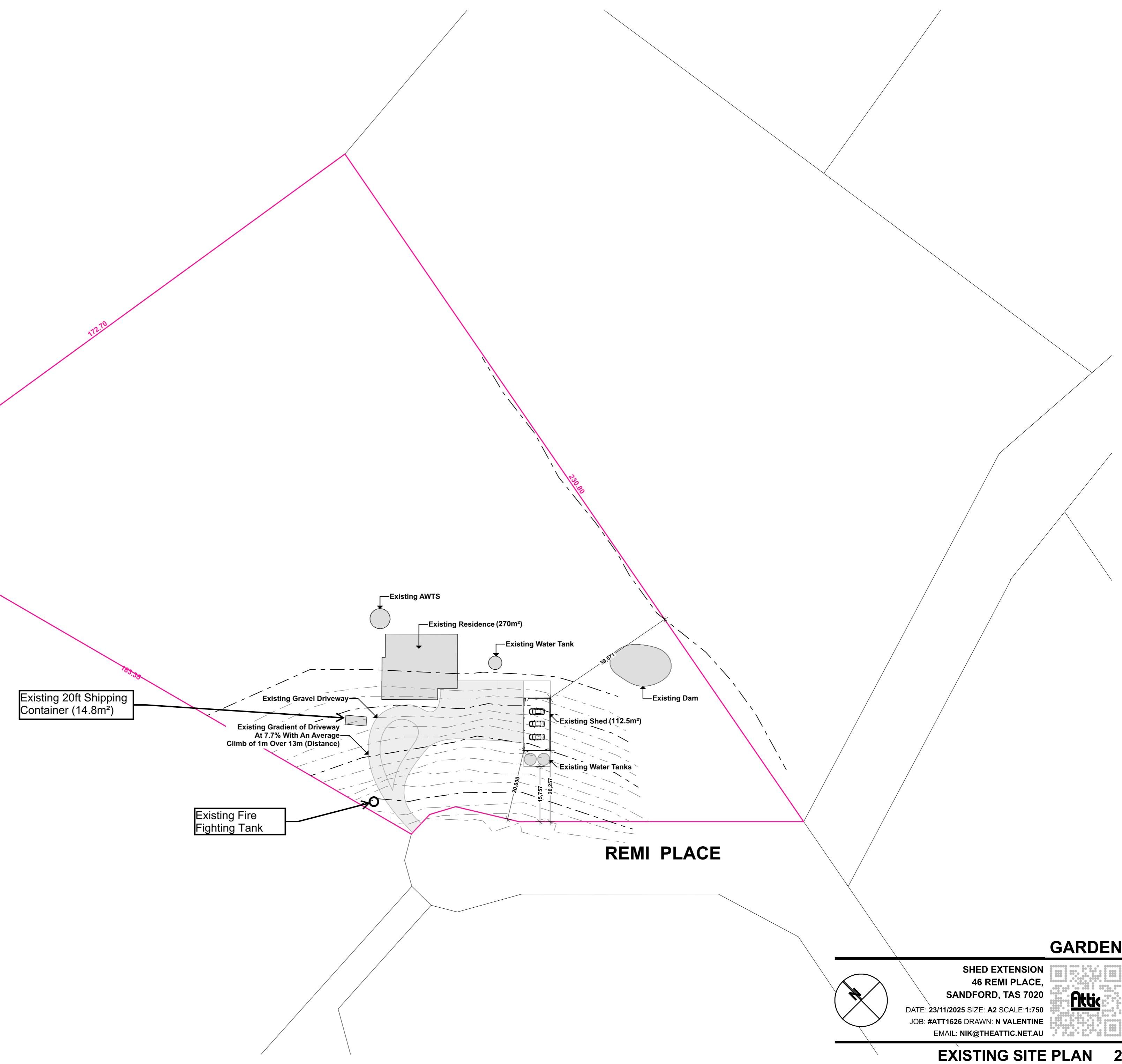
- 1 COVER PAGE
- 2 EXISTING SITE PLAN
- 3 PROPOSED SITE PLAN
- 4 EXISTING LOCATION / FLOOR PLAN
- 5 PROPOSED LOCATION / FLOOR PLAN
- 6 PROPOSED ROOF / DRAINAGE PLAN
- 7 PROPOSED ELEVATIONS

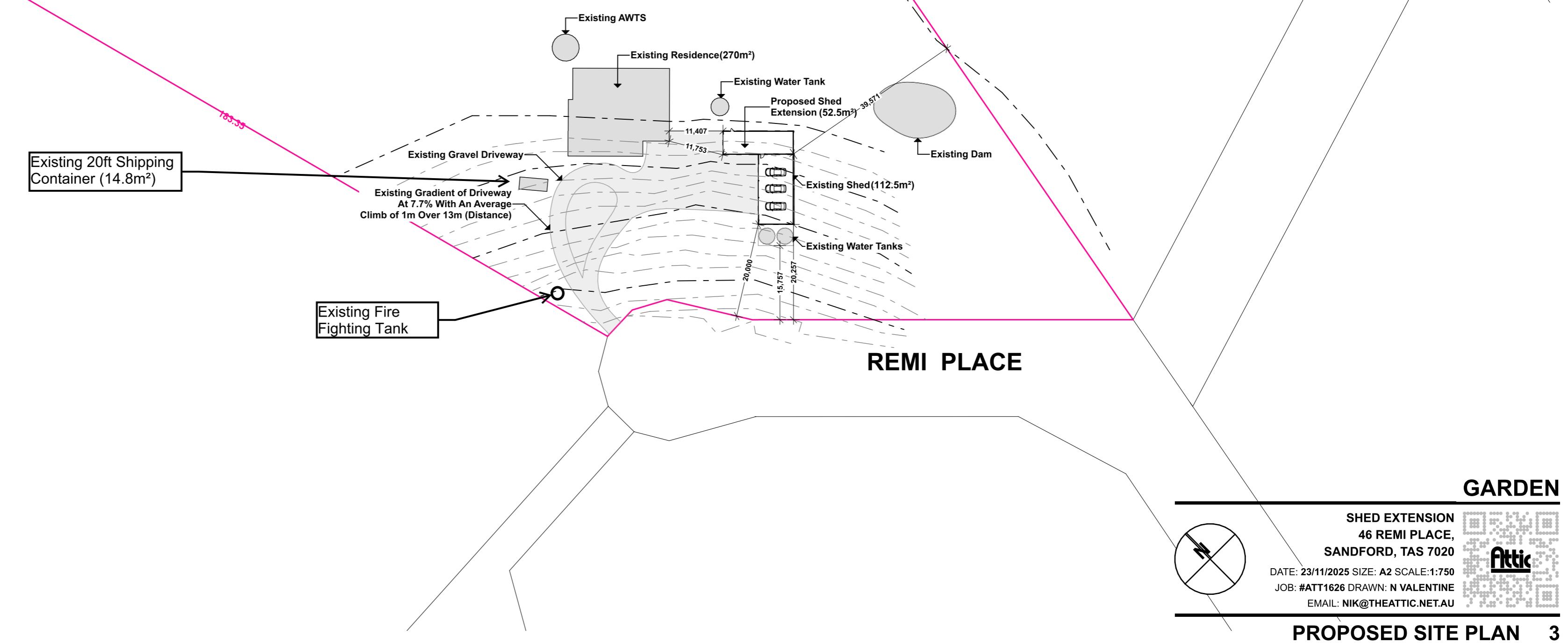
GARDEN

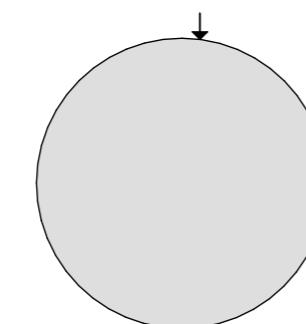
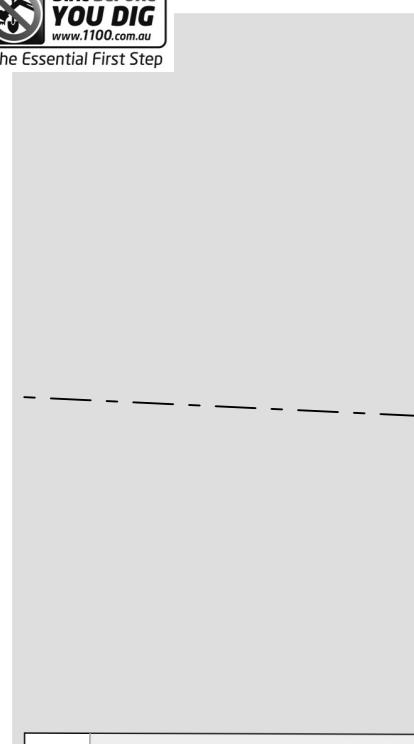
SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020
DATE: 23/11/2025 SIZE: A2 SCALE:1:1
JOB: #ATT1626 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



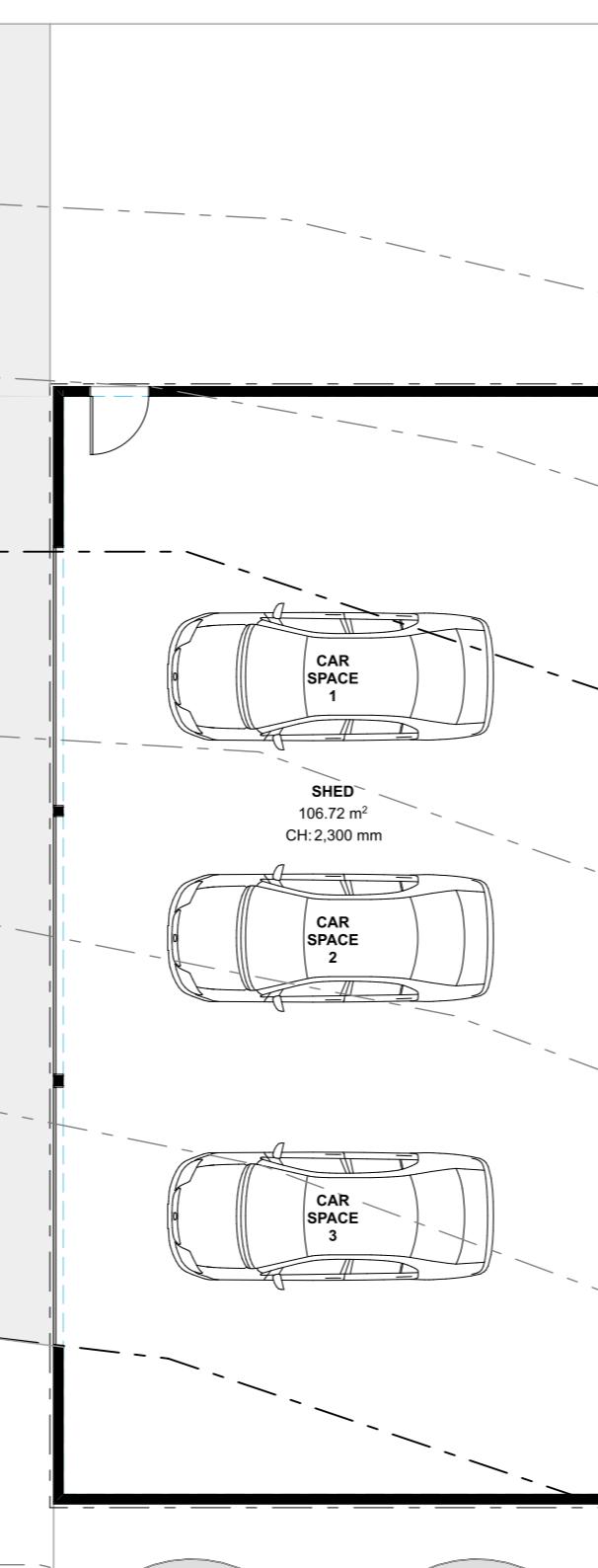
COVER PAGE 1



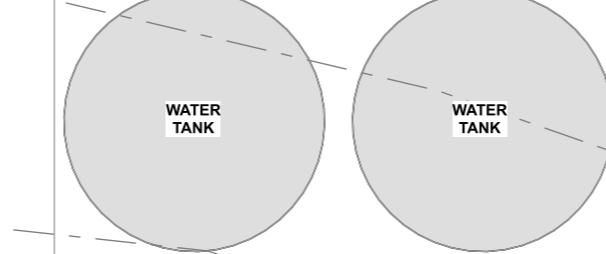




NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

Existing Shed

SOUTH EAST ELEVATION

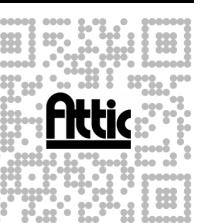
Existing Water Tanks

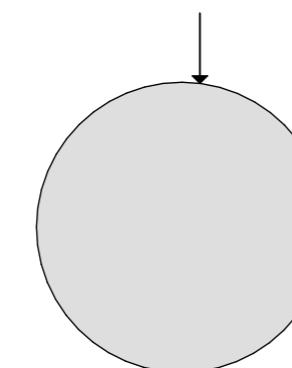
Existing Concrete Pad
For Tanks (4 x 7.5m)

GARDEN

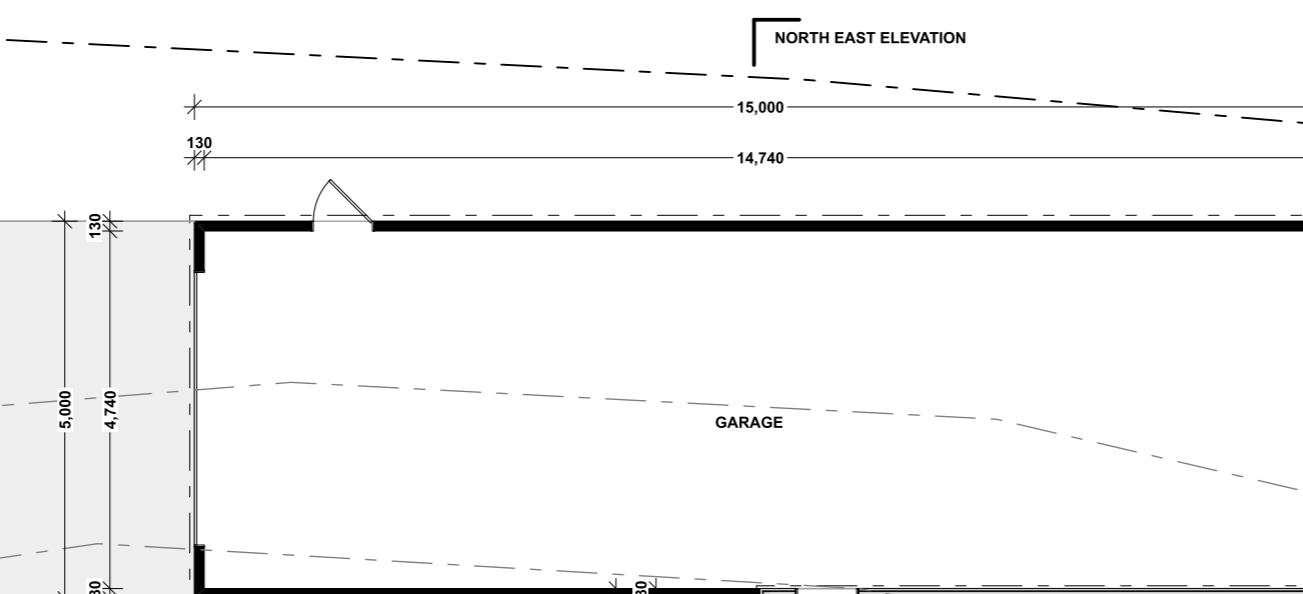
SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020

DATE: 23/11/2025 SIZE: A2 SCALE:1:100
JOB: #ATT1626 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



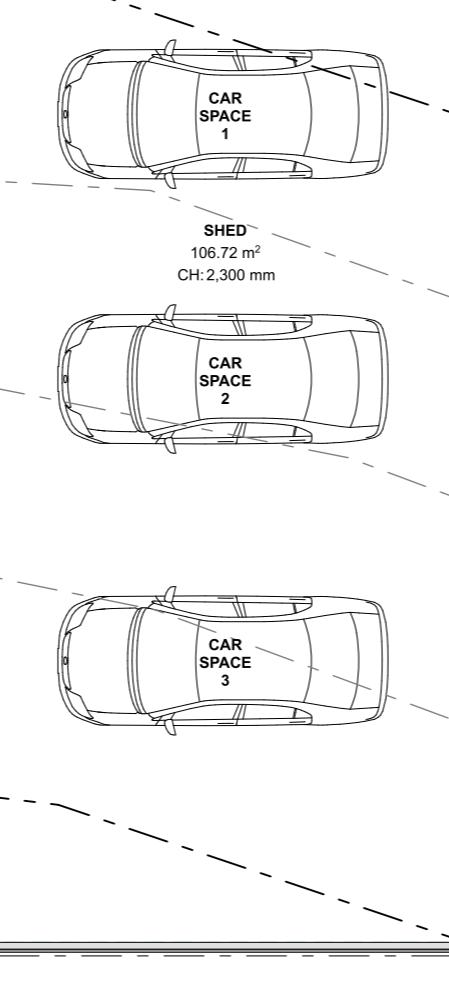


NORTH EAST ELEVATION



NORTH WEST ELEVATION

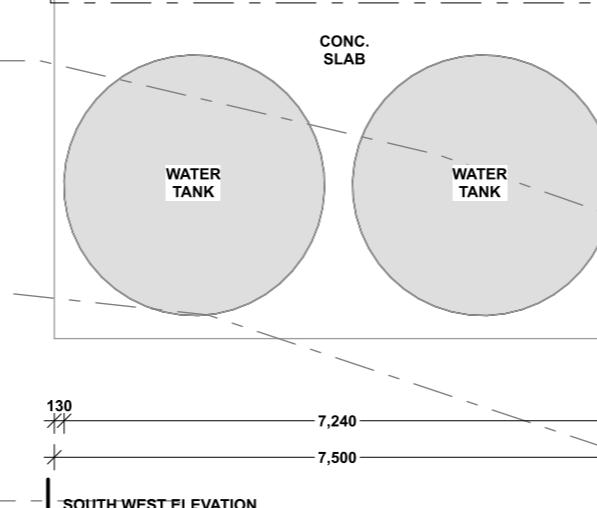
15,000
14,40



Existing Shed

14,740
15,000

SOUTH EAST ELEVATION



Existing Water Tanks

130
7,240
7,500
130

SOUTH WEST ELEVATION

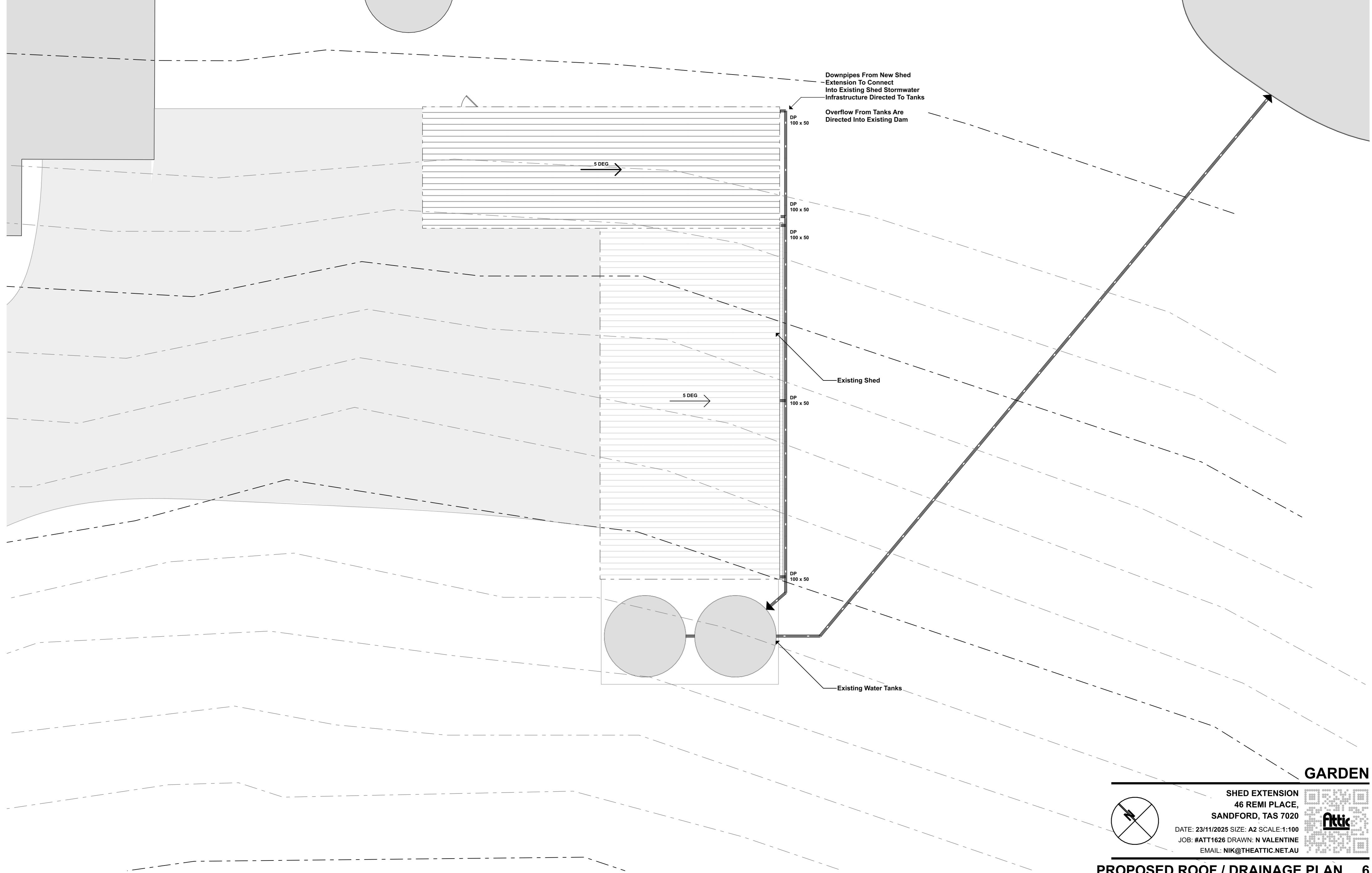
Existing Concrete Pad
For Tanks (4 x 7.5m)

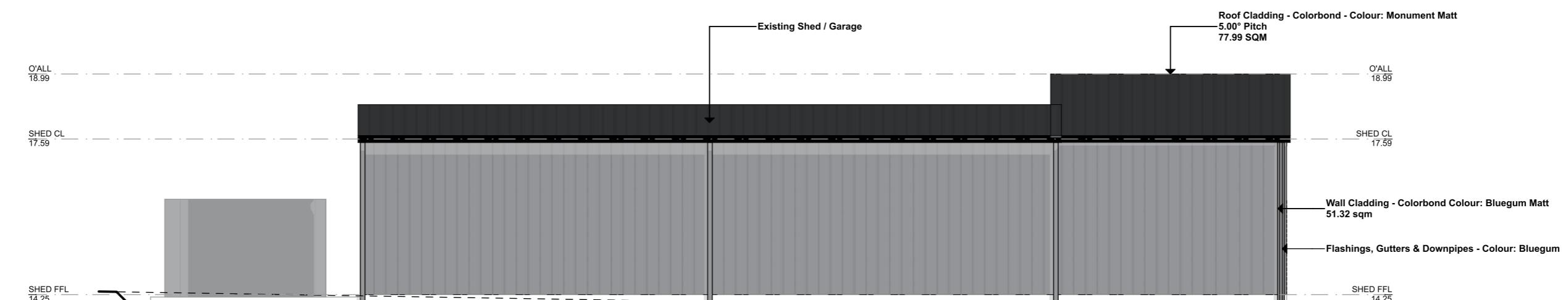
GARDEN

SHED EXTENSION
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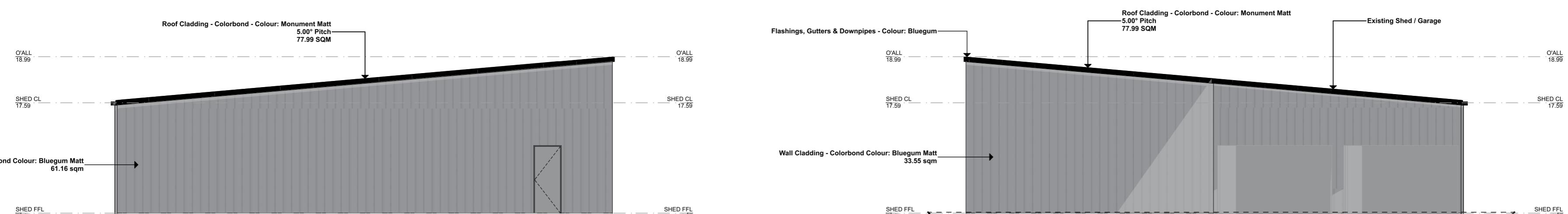
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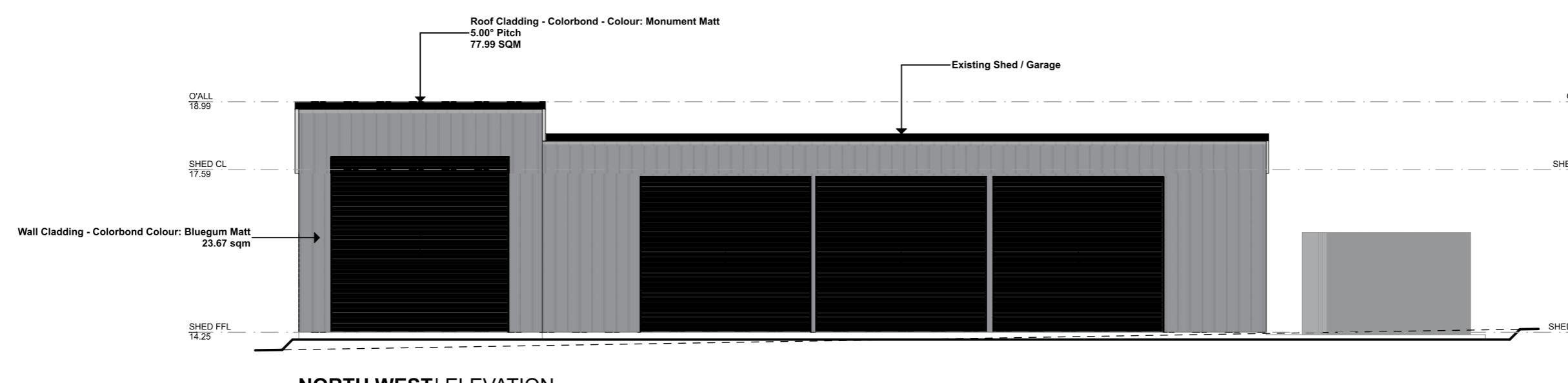


SOUTH EAST | ELEVATION



NORTH EAST | ELEVATION

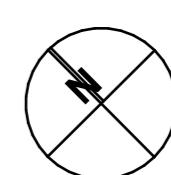
SOUTH WEST | ELEVATION



NORTH WEST | ELEVATION

GARDEN

SHED EXTENSION
46 REMI PLACE,
SANDFORD, TAS 7020
DATE: 23/11/2025 SIZE: A2 SCALE:1:100
JOB: #ATT1626 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



PROPOSED ELEVATIONS 7

