



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061107

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 4 Roma Court, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/06/2026. 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 23/06/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **New Farm Shed**

Location: **4 Roma Court, Sandford**

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: **Rural living - residential**

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



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
-

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 29914	FOLIO 59
EDITION 14	DATE OF ISSUE 17-Aug-2020

SEARCH DATE : 15-Apr-2026

SEARCH TIME : 04.04 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 59 on Sealed Plan [29914](#)

Derivation : Part of 1453 Acres Gtd. to Sir George Best
Robinson

Prior CT [4305/87](#)

SCHEDULE 1

[M833044](#) TRANSFER to BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER
Registered 17-Aug-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [29914](#) EASEMENTS in Schedule of Easements

SP [29914](#) COVENANTS in Schedule of Easements

SP [29914](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

[E222799](#) MORTGAGE to ING Bank (Australia) Limited Registered
17-Aug-2020 at 12.02 pm

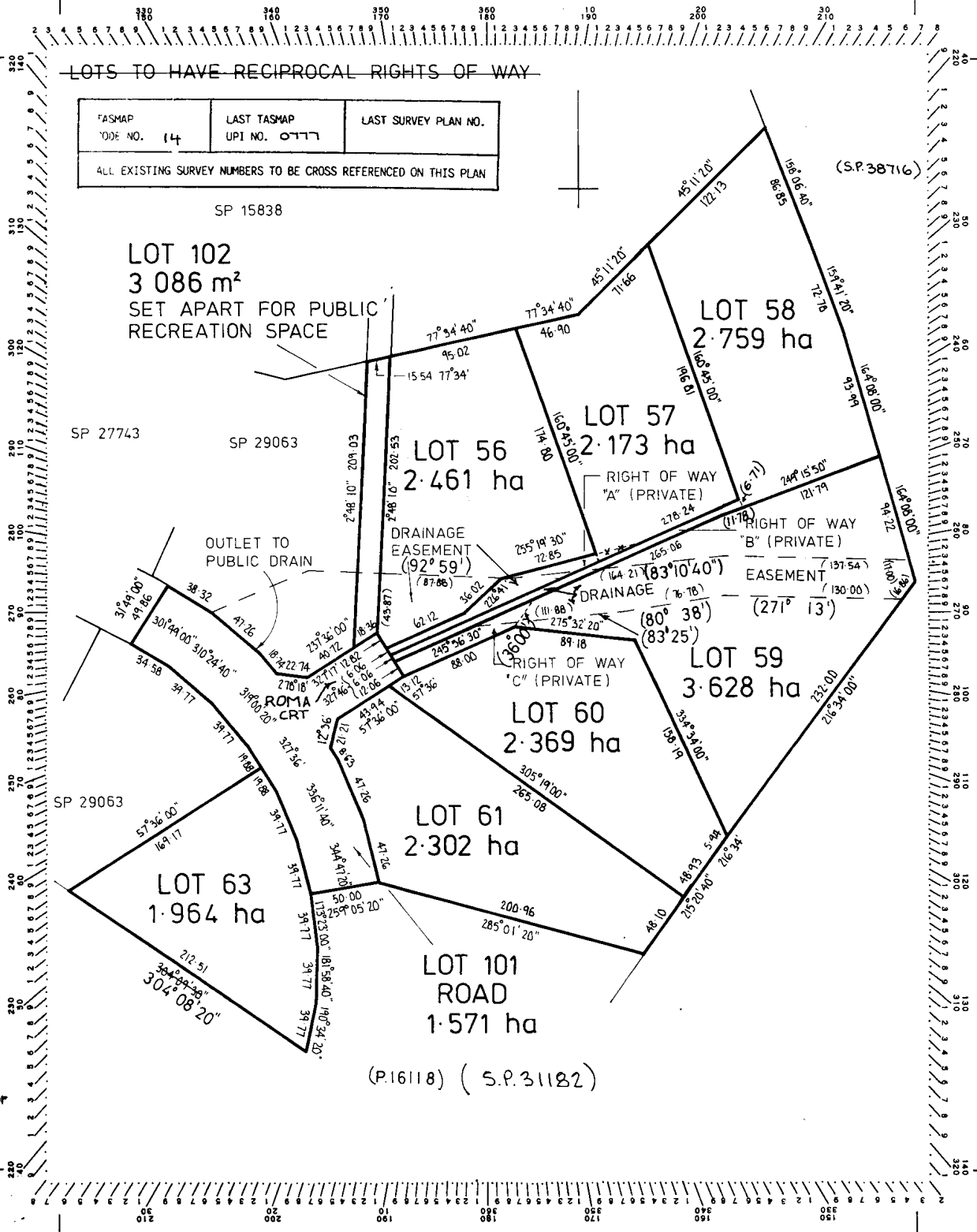
UNREGISTERED DEALINGS AND NOTATIONS

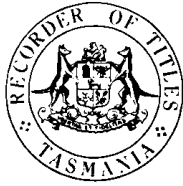
No unregistered dealings or other notations

Owner: LEWIS POLGLASE CHRISTOPHER LEWIS ANDREWS	PLAN OF SURVEY by Surveyor <u>CL ANDREWS</u> of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY	Registered Number: S. P29914
Title Reference: CT 4280/26	SCALE 1:3000 MEASUREMENTS IN METRES	Approved: <u>9 - OCT 1986</u> Effective from: _____
Grantee: PART OF 1453 ACRES GRANTED TO SIR GEORGE BEST ROBINSON		<i>Anthony Lee</i> Acting Recorder of Titles

LOTS TO HAVE RECIPROCAL RIGHTS OF WAY

TASMAP CODE NO. 14	LAST TASMAP UPI NO. 0777	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		





SCHEDULE OF EASEMENTS

PLAN NO.
S.P29914

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

DRAINAGE EASEMENTS

^{58,} and 102
Lots 56, 57/~~and~~ 59/are each subject to a right of drainage over such portion of the drainage easement shown passing through such Lot for the Warden, Councillors and Electors of the Municipality of Clarence ~~and for the balance of the land in Certificate of Title Volume 4280 Folio 26 at the date of acceptance hereof excluding the Lots on the plan.~~

RIGHTS OF WAY

carriageway
LOT 57 TOGETHER WITH a right of ~~way~~ over the Rights of Way "B" and "C" shown passing through Lots 58 and 59 respectively.

carriageway
LOT 57 IS SUBJECT to a right of ~~way~~ (appurtenant to Lots 58 and 59) over the Right of Way "A" shown passing through that Lot.

carriageway
LOT 58 is TOGETHER WITH a right of ~~way~~ over the Rights of Way "A" and "C" shown passing through Lots 57 and 59 respectively.

carriageway
LOT 58 IS SUBJECT to a right of ~~way~~ (appurtenant to Lots 57 and 59) over the Right of Way "B" shown passing through that Lot.

carriageway
LOT 59 is TOGETHER WITH a right of ~~way~~ over the Rights of Way "A" and "B" shown passing through Lots 57 and 58 respectively.

carriageway
LOT 59 IS SUBJECT to a right of ~~way~~ (appurtenant to Lots 57 and 58) over the Right of Way "C" shown passing through that Lot.

THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S

29914

COVENANTS

The Owner of each Lot covenants with the Vendors Lewis Polglase and Christopher Lewis Andrews and the owners for the time being of every other Lot shown on the Plan (except Lot 101) to the intent that the burden of this covenant may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot (except Lot 101) and with the residue of the land comprised in Certificate of Title Volume 4280 Folio 26 and each and every part thereof to observe the following stipulations:-

1. The said Lot shall be used for residential purposes only and not more than one dwelling shall be erected except with the approval of the Council of the Municipality of Clarence.
2. No building, carport, covered porch or other structure shall be erected, placed or maintained upon the said Lot or any part thereof within a distance equal to one-sixth of the average mean depth of the said Lot from any boundary line has a frontage to a public roadway or reserve.
3. No building or structure shall be erected, placed or maintained upon the said Lot or any part thereof unless and until:-
 - (i) The exterior design plans and finish of such building or structure (including colour, paint and materials intended to be used therein): and
 - (ii) Its location and/or placement on the said Lot has been approved by the Council of the Municipality of Clarence or its duly authorised officer or agent.
4. No person or persons shall without prior approval of the Council of the Municipality of Clarence or its duly authorised officer or agent commence and/or carry out the ring-barking, cutting down, topping, lopping, removing injuring or wilful destruction of any tree or trees situate upon the said Lot or any part thereof.
5. No part or portion of the said Lot shall at any time be further divided or partitioned so as to reduce or otherwise diminish the said Lot from its present area, without the approval of the Council of the Municipality of Clarence.

Handwritten initials: ONB, J.P.

- 5a. No fencing shall be constructed along common boundaries of any Lots with reciprocal rights of way.

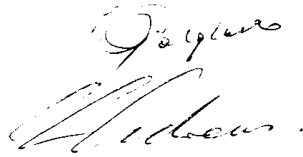
Handwritten initials: AB, J.P.

6. Only such sanitary convenience, septic tank outhouse, water closet, drainage trenches and/or pipes or any other means of disposing of human and/or material waste shall be erected, constructed or installed upon the said Lot or any part thereof by such method and in such manner as the Council of the Municipality of Clarence or its duly authorised officer or agent shall approve of and direct.

INTERPRETATION

Council of the Municipality of Clarence means the Warden Councillors and Electors of the Municipality of Clarence.

SIGNED by LEWIS POLGLASE and CHRISTOPHER LEWIS ANDREWS the Registered Proprietors of the land comprised in Certificate of Title Volume 4280 Folio 26 in the presence of: *J R F Horner*
Surveyor *A Horner*



EXECUTED by AUSTRALIA AND NEW ZEALAND BANKING GROUP (as Mortgagee under Mortgage No. A921726) by its Attorney BRIAN HARRY BOUTCHARD ~~DAVID KEITH BINKLEY~~ who hereby certifies that he has received no notice of revocation of Power of Attorney Number 54/8529 under which this instrument is signed in the presence of:

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
By its Attorney
B Boutchard
Area Manager

all
Bank Officer
Hobart.

29914

This is the schedule of easements attached to the plan of L Pollock & C L Andrews
(Insert Subdivider's Full Name)

..... affecting land in

CT 4280/26
(Insert Title Reference)

Sealed by Municipality of Clarence on 1st Sept 1986

Solicitor's Reference [Signature]
Council Clerk/Town Clerk

OSK 3134

Development Application

NEW FARM SHED

CLASS 10A
SNH26-015

CONTENTS

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A2.1	SITEPLAN 200
A2.2	Waterway Coastal Protection Area
A2.3	Flood Prone Areas
A3.0	FLOORPLAN
A4.0	ELEVATIONS

CLIENT	BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER
PROPERTY ADDRESS	4 Roma Court, Sandford TAS 7020
PROPERTY TITLE REFERENCE PROPERTY IDENTIFICATION NUMBER	29914/59 7355744
LOCAL AUTHORITY PLANNING ZONE	Clarence City Council Rural Living
OVERLAYS BUSHFIRE ATTACK LEVEL	Waterway and coastal protection area, Priority vegetation area, Flood-prone areas, Bushfire-prone areas NA
CORROSION ENVIRONMENT SOIL CLASSIFICATION WIND CLASSIFICATION	Moderate TBA N3
PROPERTY LOT SIZE	36280m2
PROPOSED FOOTPRINT	489m2

BUILDER TO NOTE

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work.

Give 24 hours minimum notice where amendments are required to design of working drawings.

These drawings are to be read in conjunction with engineers and surveyors drawings and notes.

Do not scale drawings. Dimensions are to take preference over scale.

Building specification and Engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with:

- Tasmanian Building Regulations, Council by-laws,
- Australian Building Codes Board (ABCB) National Construction Code (NCC) Vol. 2 2022 and Housing Provisions (HP),
- Australian Standards,
- Other supporting documentation as referenced

PROPERTY OWNER TO NOTE

The Property Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance.

Advice for foundation maintenance is contained in the *CSIRO Building Technology File 18*, and it is the owners responsibility to maintain the site in accordance with this document.

DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installation; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes	DRAWING NOTE: This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.	 SHEDS MADE TOUGH	CLIENT NAME BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE COVER PAGE		
			PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE A3	DRAWN BY BH
			PROJECT NEW FARM SHED		REVISION No	SHEET No SNH26-015	SHEET No A1.0



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 Bridgewater TAS 7030
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 hobart@shedsnhomes.com.au
 BLST Pty Ltd
 ABN 52 660 422 159

CLIENT NAME BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE SITEPLAN 1200		
PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE 1 : 1200	DRAWN BY BH
PROJECT NEW FARM SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-015
				SHEET No. A2.0



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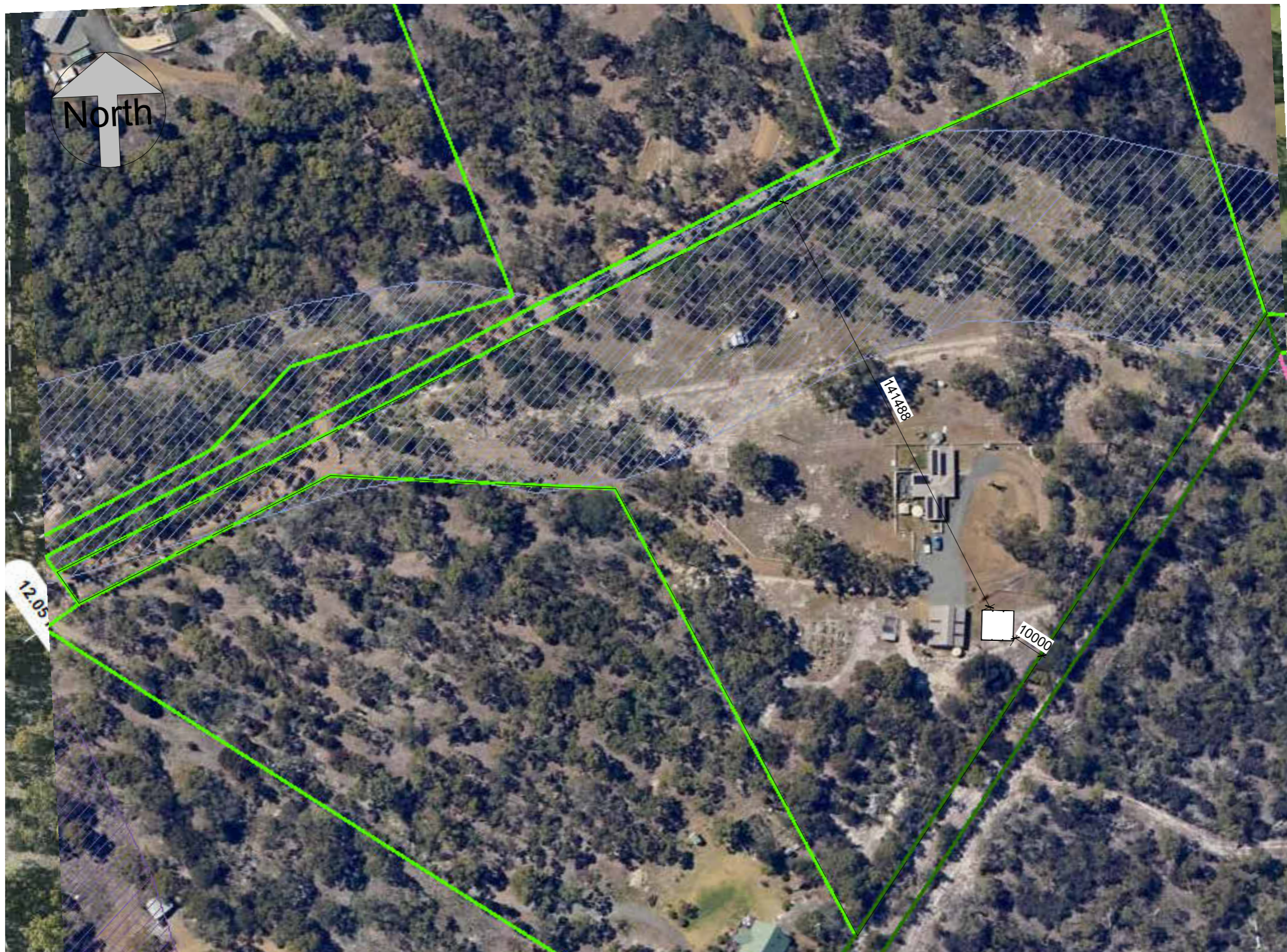
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CLIENT NAME BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE SITEPLAN 200		
PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE 1 : 500	DRAWN BY BH
PROJECT NEW FARM SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-015
				SHEET No. A2.1



DIMENSION NOTE:

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CLIENT NAME BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE Waterway Costal Protection Area		
PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE 1 : 1200	DRAWN BY BH
PROJECT NEW FARM SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-015
				SHEET No. A2.2



DIMENSION NOTE:

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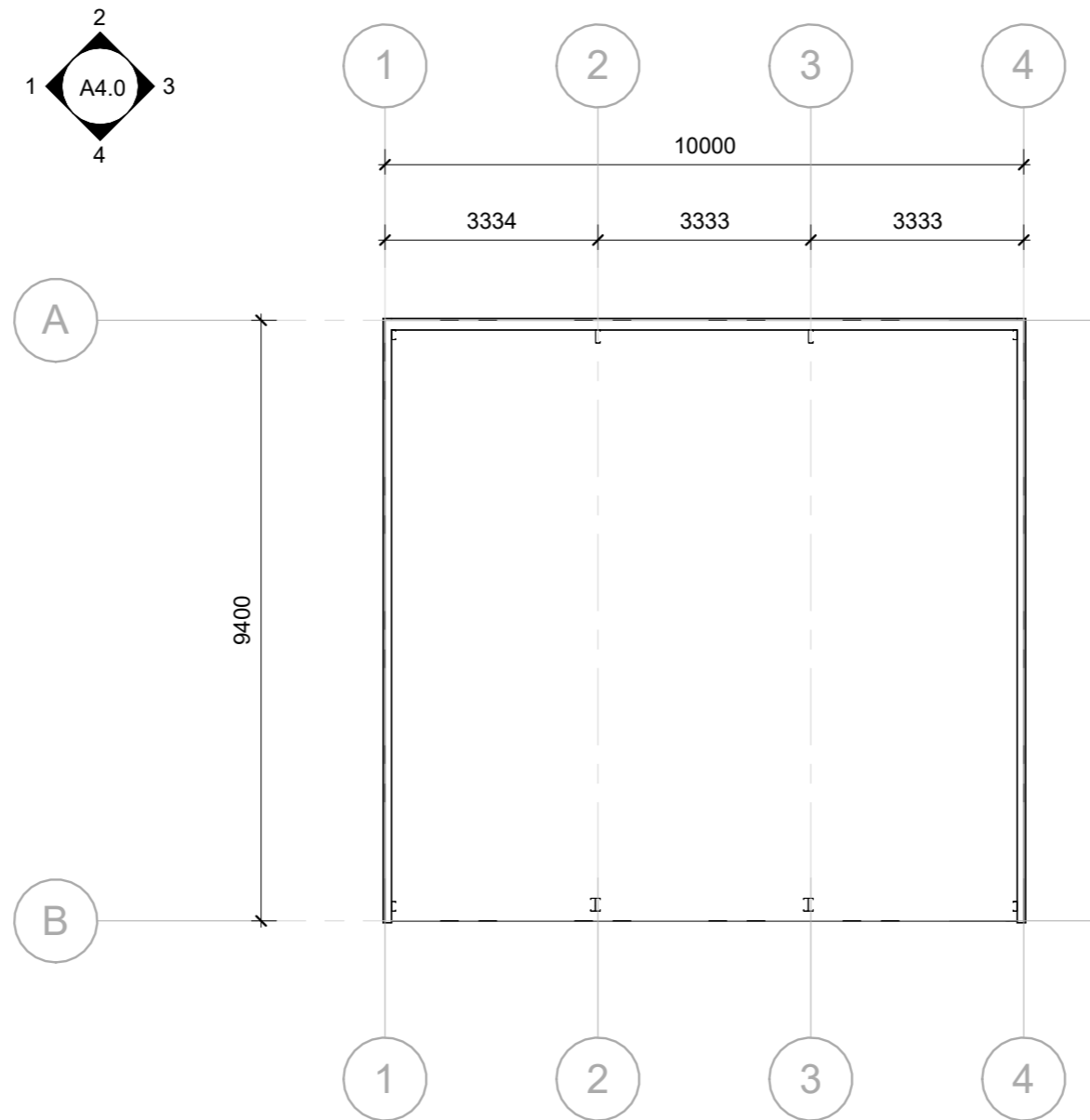
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CLIENT NAME BRENDA LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE Flood Prone Areas	
PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE 1 : 1200
PROJECT NEW FARM SHED		REVISION No.	DRAWN BY BH
		SHEET SIZE A3	JOB No. SNH26-015
			SHEET No. A2.3



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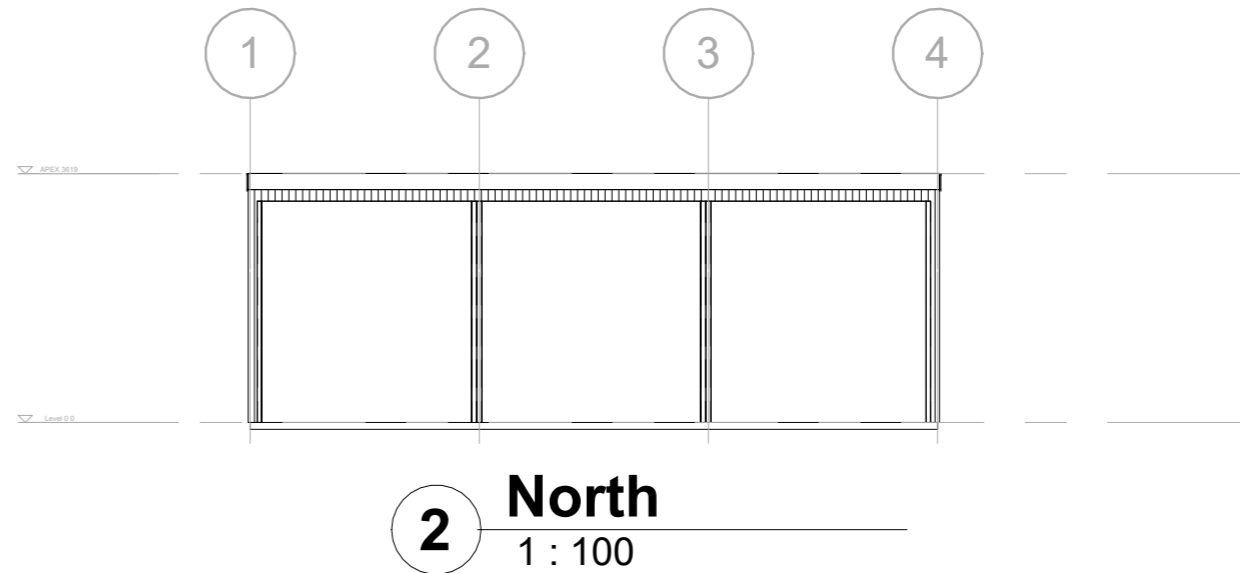
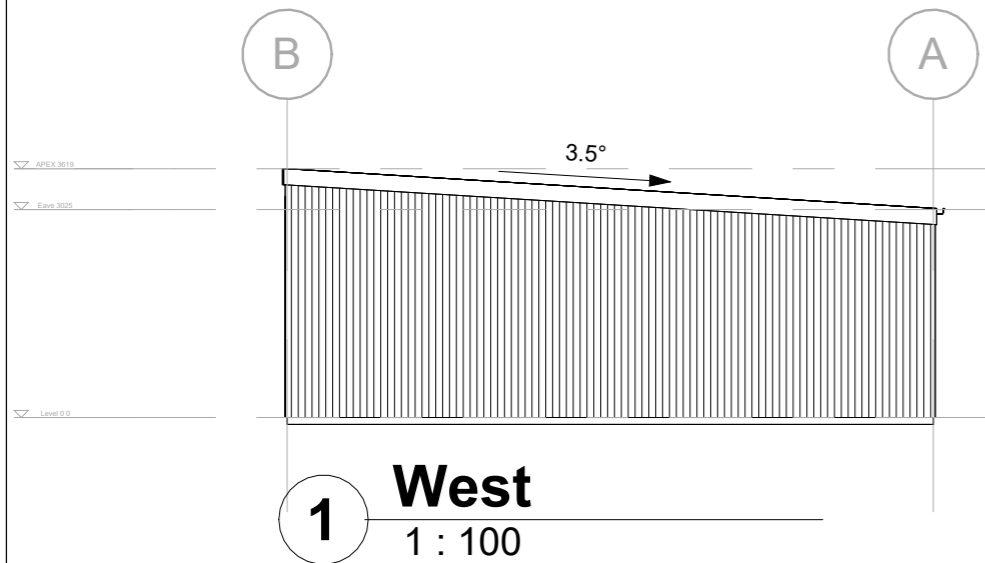
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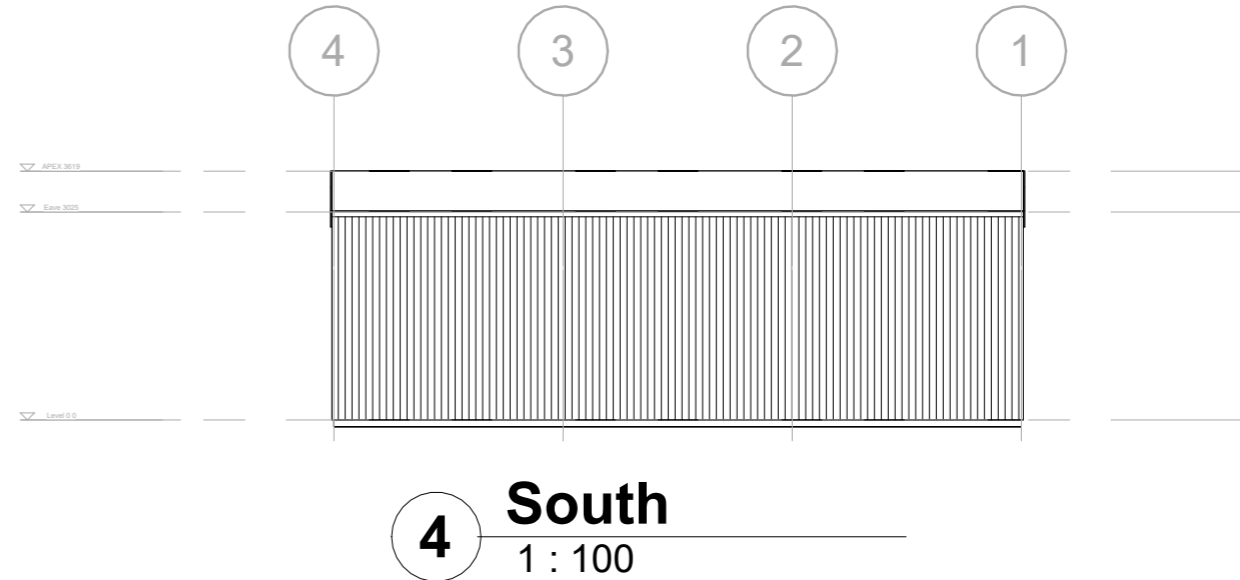
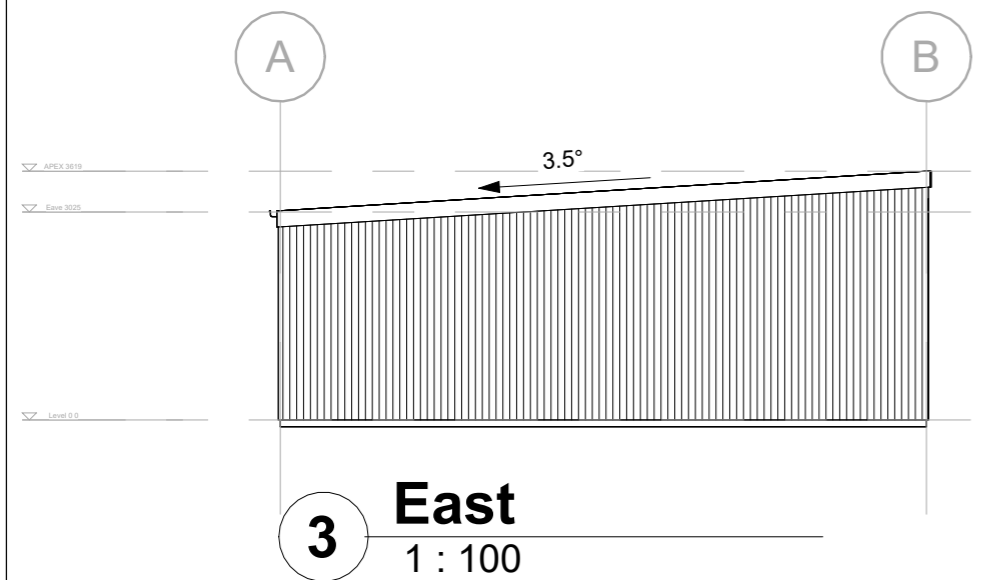
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CLIENT NAME BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE FLOORPLAN		
PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE 1 : 100	DRAWN BY BH
PROJECT NEW FARM SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-015
				SHEET No A3.0



Roof Cladding:
Colorbond - Corrodec - Classic Cream

Wall Cladding:
Colorbond - Metroclad - Classic Cream



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CLIENT NAME BRENDAN LEE LEDWELL and KYLIE JOAN TUCKER		DRAWING TITLE ELEVATIONS		
PROJECT ADDRESS 4 Roma Court, Sandford TAS 7020		DATE 15/04/2026	SCALE 1 : 100	DRAWN BY BH
PROJECT NEW FARM SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-015
				SHEET No A4.0