



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2026/062229**

**PROPOSAL:** Outbuilding (Single Dwelling)

**LOCATION:** 5 Medlar Street, Risdon Vale

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 15/07/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15/07/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 15/07/2026 00:00:00.

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](http://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 Storage Shed**

---

Location: **5 Medlar Street, Risdon Vale**

**Personal Information Removed**



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: **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 54974	FOLIO 19
EDITION 7	DATE OF ISSUE 04-July-2022

SEARCH DATE : 16-June-2026

SEARCH TIME : 11.09 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 19 on Plan 54974 (formerly being P1741(E))

Derivation : Part of 435 Acres Gtd. to E.P. Wilson & Ors.

Prior CT 3295/64

SCHEDULE 1

D29646 TRANSFER to ALEXANDER JOHN BELL Registered  
21-Feb-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E309158 MORTGAGE to AFSH Nominees Pty Ltd Registered  
04-July-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**P1741**

FOR TABULAR TITLE PURPOSES	
EXISTING PLAN LOT NO.	RENUMBERED PLOD LOT NO.
	1A = 20
<i>Michelle Kelly</i>	
RECORDER OF TITLES 30 JUN 1994	

REGISTERED NUMBER

54973<sup>(D)</sup>

REGISTERED NUMBER

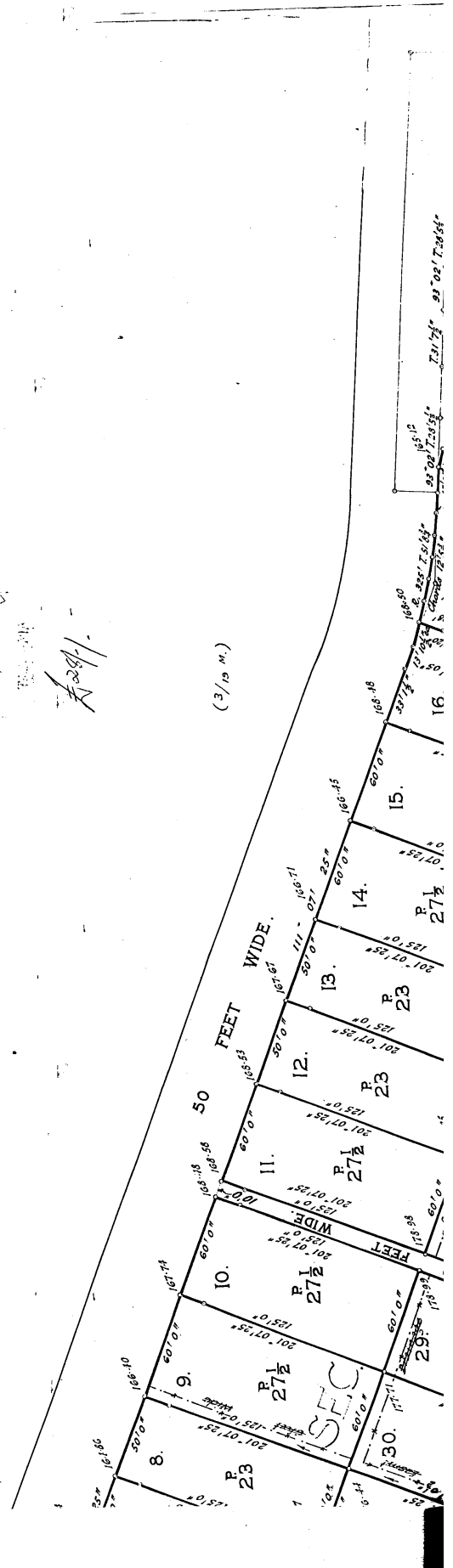
54974<sup>(E)</sup>

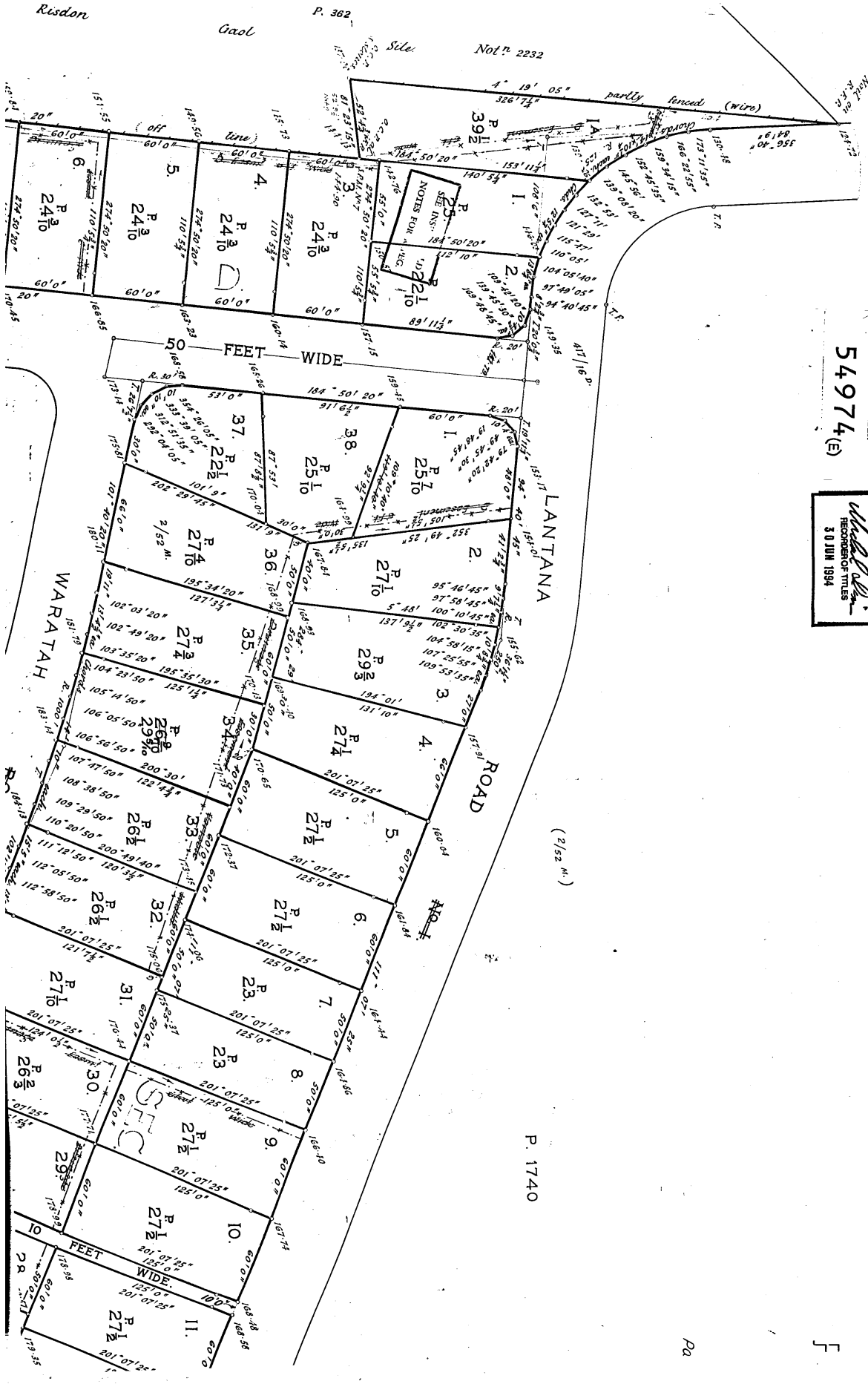
TOWN OF LINDISFARNE  
**RISDON VALE SUBDIVISION**  
COUNTY OF MONMOUTH

PARISH OF FORBES  
SCALE - 40 - FEET TO AN INCH.  
Part of 435<sup>46</sup> granted to Edmund Philip Wilson & Ors  
Director of Housing 1030-42 e.r.

P. 1740

*Flannell Commercial*  
67888  
*A2941*





REGISTERED NUMBER  
**54973(6)**

REGISTERED NUMBER  
**54974(E)**

FOR TASCAN TITLE PURPOSES	
EXISTING PLAN LOT NO.	RE-NUMBERED FOLIO LOT NO.
IA = 20	

*Michael J. ...*  
RECORDER OF TITLES  
30 JUN 1994





# PLANNING

# NEW STORAGE SHED

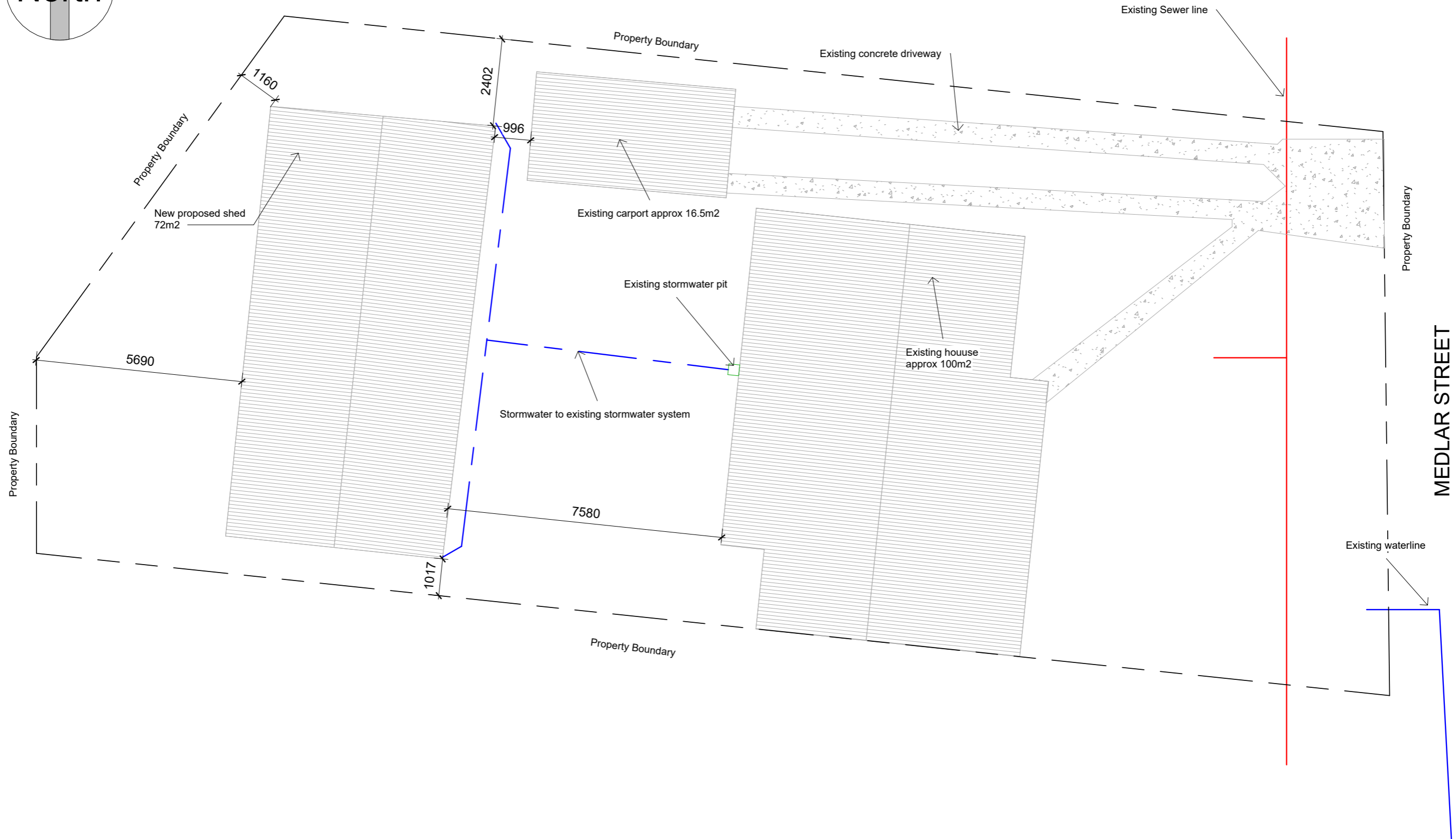
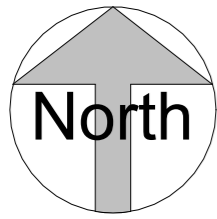
CLASS 10A  
SNH26-030

## CONTENTS

A1	NOTES
A1.0	COVER PAGE
A2.0	SITEPLAN
A3.0	FLOORPLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS

CLIENT	Alex Bell
PROPERTY ADDRESS	5 Medlar Street, Risdon Vale TAS 7016
PROPERTY TITLE REFERENCE	54974/19
PROPERTY IDENTIFICATION NUMBER	513615
LOCAL AUTHORITY	CLARENCE
PLANNING ZONE	GENERAL RESIDENTIAL
OVERLAYS	AIRPORT OBSTACLE LIMITATION AREA
BUSHFIRE ATTACK LEVEL	NA
CORROSION ENVIRONMENT	MILD
SOIL CLASSIFICATION	NA
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	539M2
PROPOSED FOOTPRINT	72M2

<p><b>DIMENSION NOTE:</b> 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</p>	<p><b>DRAWING NOTE:</b> This drawing &amp; 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.</p>	 <p><b>SHEDS MADE TOUGH</b></p>	<p>57 Cove Hill Road Bridgewater TAS 7030 (03) 6263 6545 hobart@shedsnhomes.com.au</p>		CLIENT NAME	Alex Bell			DRAWING TITLE	COVER PAGE				
			PROJECT ADDRESS	5 Medlar Street, Risdon Vale TAS 7016			DATE	16/06/2026		SCALE			DRAWN BY	SH
			PROJECT	NEW STORAGE SHED			REVISION No			SHEET SIZE	A3	JOB No	SNH26-030	SHEET No



**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, setouts 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

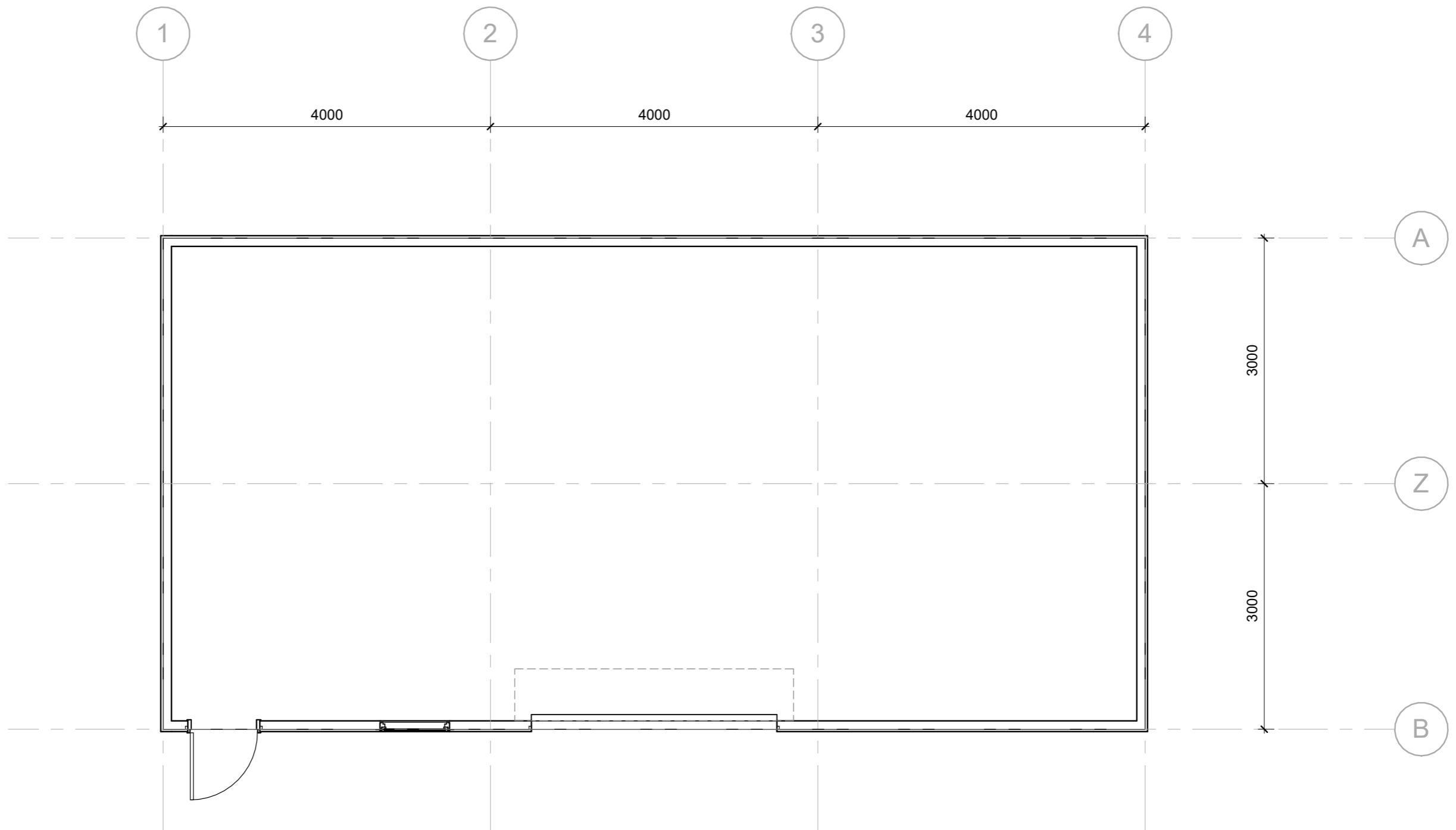
**DRAWING NOTE:**

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.



57 Cove Hill Road  
 Bridgewater TAS 7030  
 (03) 6263 6545  
 hobart@shedsnhomes.com.au  
 BLST Pty Ltd  
 ABN 52 660 422 159

CLIENT NAME <b>Alex Bell</b>		DRAWING TITLE <b>SITEPLAN</b>	
PROJECT ADDRESS <b>5 Medlar Street, Risdon Vale TAS 7016</b>		DATE <b>16/06/2026</b>	SCALE <b>1 : 100</b>
PROJECT <b>NEW STORAGE SHED</b>		REVISION No	DRAWN BY <b>SH</b>
		SHEET SIZE <b>A3</b>	JOB No <b>SNH26-030</b>
		SHEET No <b>A2.0</b>	



**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, setouts 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

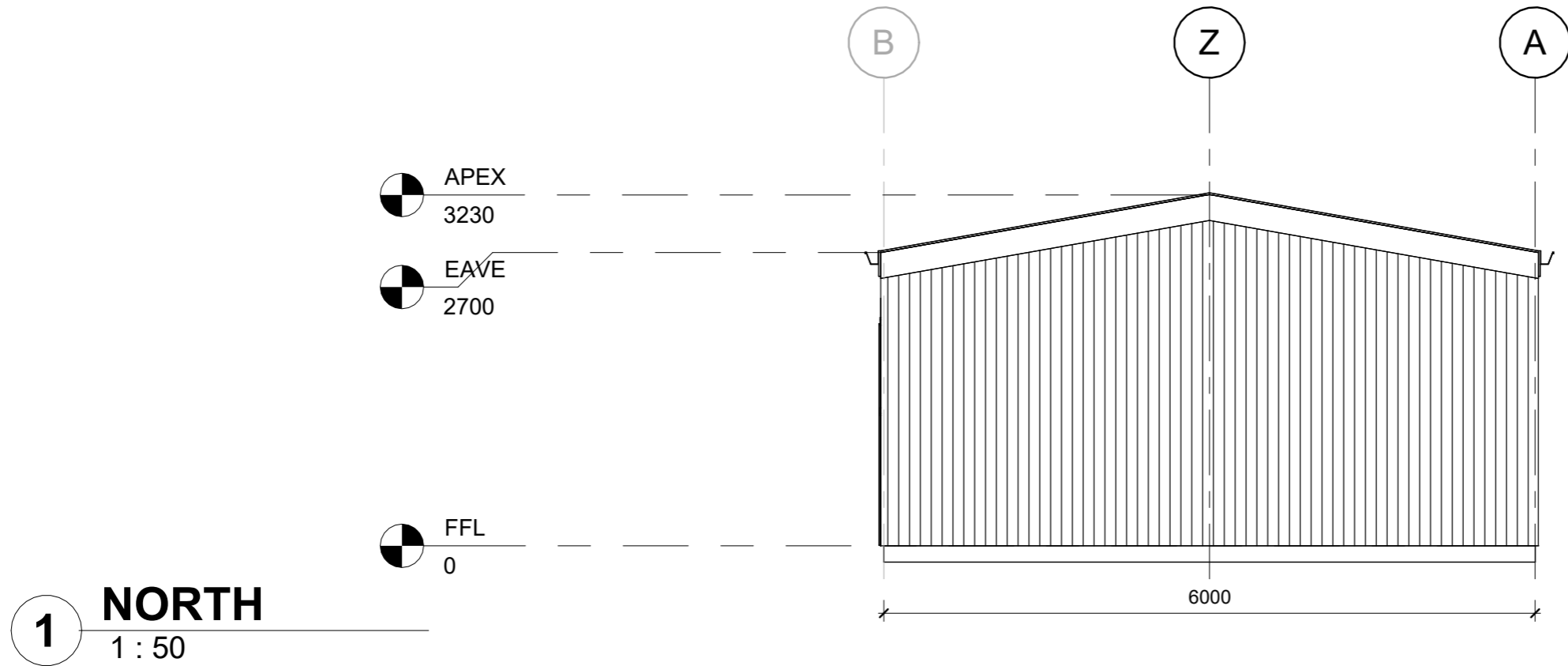
**DRAWING NOTE:**

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.






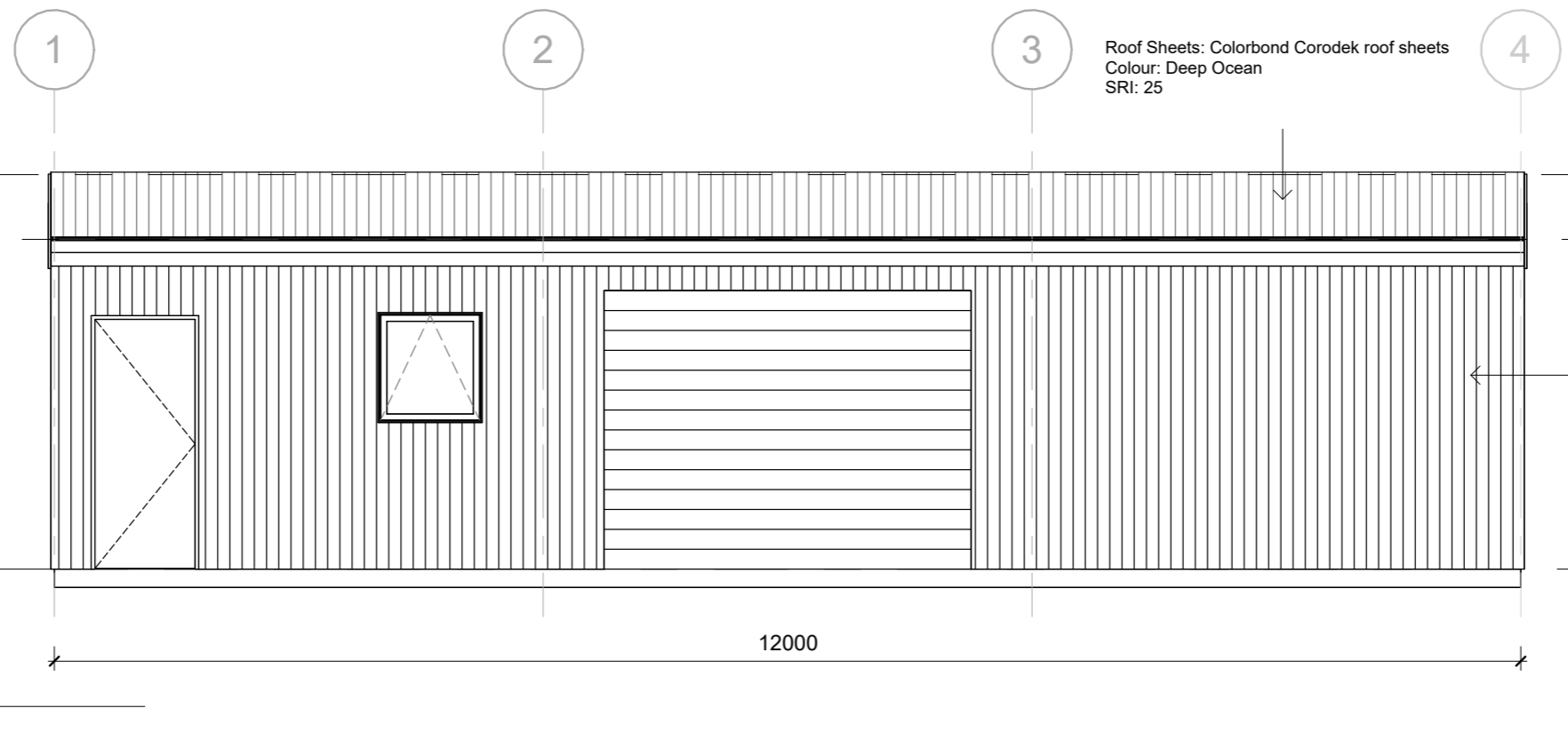
57 Cove Hill Road  
 Bridgewater TAS 7030  
 (03) 6263 6545  
 hobart@shedsnhomes.com.au  
 BLST Pty Ltd  
 ABN 52 660 422 159

CLIENT NAME Alex Bell		DRAWING TITLE FLOORPLAN		
PROJECT ADDRESS 5 Medlar Street, Risdon Vale TAS 7016		DATE 16/06/2026	SCALE 1 : 50	DRAWN BY SH
PROJECT NEW STORAGE SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-030
				SHEET No A3.0






**1 NORTH**  
1 : 50

-  APEX  
3230
-  EAVE  
2700
-  FFL  
0



**2 EAST**  
1 : 50

-  APEX  
3230
-  EAVE  
2700
-  FFL  
0

Roof Sheets: Colorbond Corodek roof sheets  
Colour: Deep Ocean  
SRI: 25

Wall Sheets: Colorbond Trimclad Wall Sheets  
Colour: Southerly  
SRI: 71

**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, setouts 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.

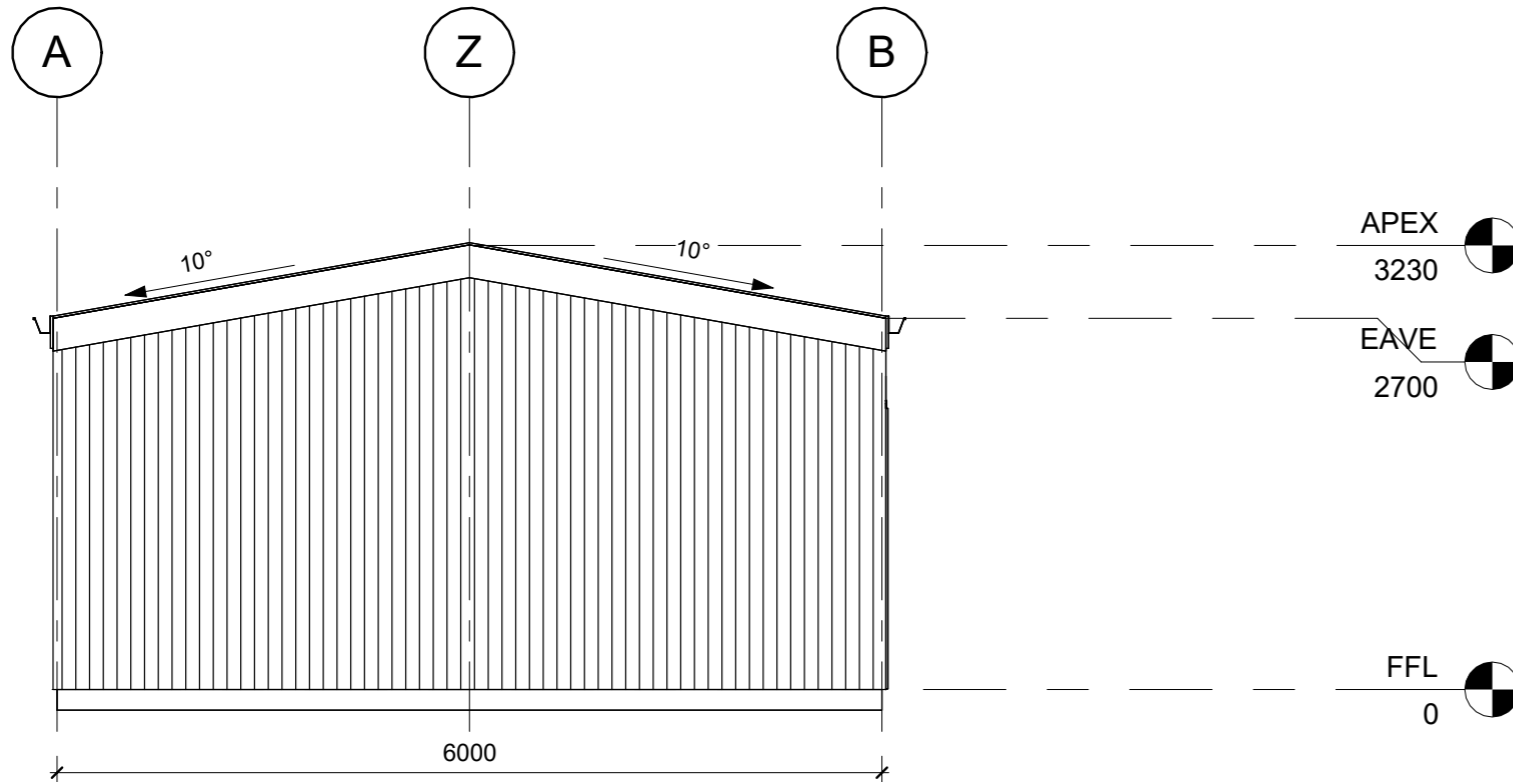


**SHEDS MADE TOUGH**

57 Cove Hill Road  
Bridgewater TAS 7030  
(03) 6263 6545  
hobart@shedsnhomes.com.au

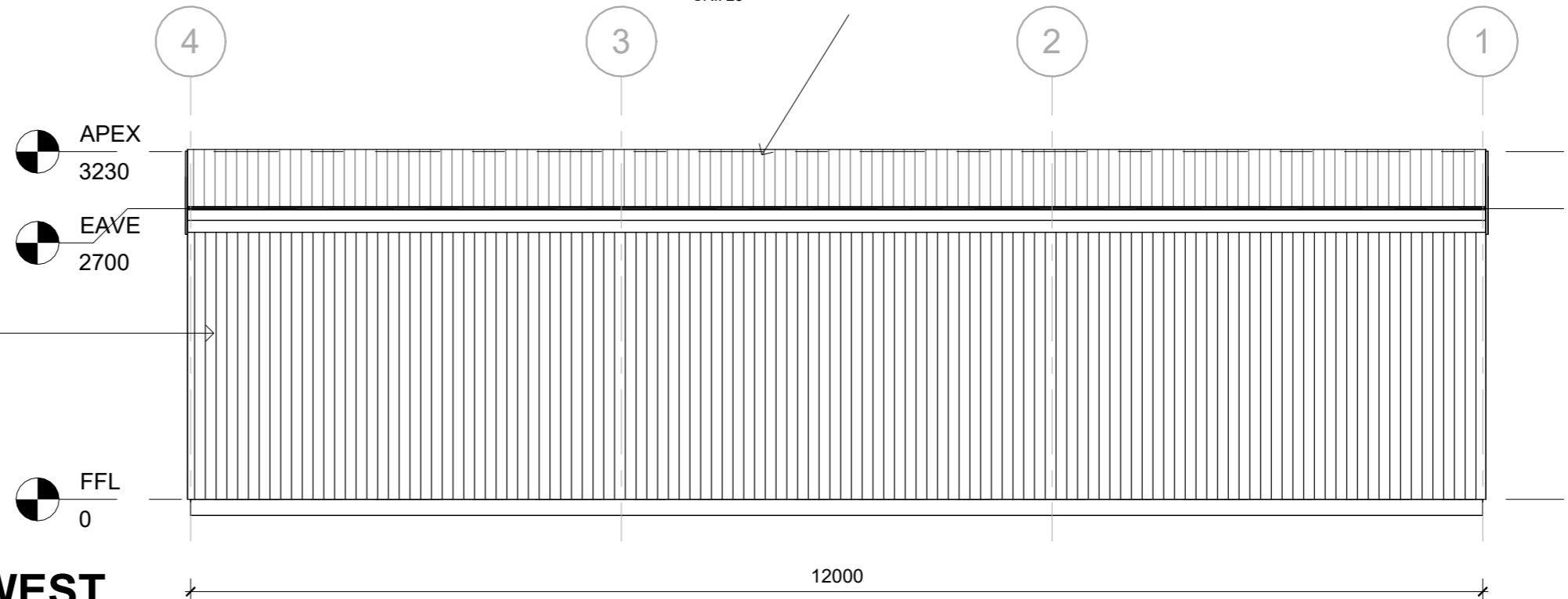
BLST Pty Ltd  
ABN 52 660 422 159

CLIENT NAME <b>Alex Bell</b>		DRAWING TITLE <b>ELEVATIONS</b>	
PROJECT ADDRESS <b>5 Medlar Street, Risdon Vale TAS 7016</b>		DATE <b>16/06/2026</b>	SCALE <b>1 : 50</b>
PROJECT <b>NEW STORAGE SHED</b>		REVISION No.	DRAWN BY <b>SH</b>
SHEET SIZE <b>A3</b>	JOB No. <b>SNH26-030</b>	SHEET No. <b>A4.0</b>	



**2 SOUTH**  
1 : 50

Roof Sheets: Colorbond Corodek roof sheets  
Colour: Deep Ocean  
SRI: 25



Wall Sheets: Colorbond Trimclad Wall Sheets  
Colour: Southerly  
SRI:71

**1 WEST**  
1 : 50

**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, setouts 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.



57 Cove Hill Road  
Bridgewater TAS 7030  
(03) 6263 6545  
hobart@shedsnhomes.com.au  
BLST Pty Ltd  
ABN 52 660 422 159

CLIENT NAME Alex Bell		DRAWING TITLE ELEVATIONS		
PROJECT ADDRESS 5 Medlar Street, Risdon Vale TAS 7016		DATE 16/06/2026	SCALE 1 : 50	DRAWN BY BH
PROJECT NEW STORAGE SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-030
				SHEET No. A4.1