



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062160

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 23 Jacombe Street, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17/08/2026. 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 17/08/2026.

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 Shed**

Location: **23 Jacombe Street, Richmond TAS 7025**

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



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.
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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 34795	FOLIO 14
EDITION 9	DATE OF ISSUE 11-Apr-2026

SEARCH DATE : 30-July-2026

SEARCH TIME : 08.19 am

DESCRIPTION OF LAND

Town of RICHMOND

Lot 14 on Sealed Plan 34795

(Section J)

Derivation : Part of Lot 1 (Section J) 0A-3R-22Ps. Gtd. to R.

Reynolds and Part of 3 Acres (Section J) Located to Gunning

Prior CT 4470/93

SCHEDULE 1

N108020 TRANSFER to RYAN BRYCE EDMONDSON and CHARLOTTE GRACE
EDMONDSON Registered 11-Apr-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 34795 FENCING COVENANT in Schedule of Easements

E446400 MORTGAGE to Westpac Banking Corporation Registered
11-Apr-2026 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: PATRICK FRANCIS RYAN	PLAN OF SURVEY by Surveyor...TERENCE...SCOTT...CROMER... of land situated in the	Registered Number: S. P34795
Title Reference: C.T. 4180-60, C.T. 4180-62	TOWN OF RICHMOND (Sec J)	Approved: Effective from: 11 Jun 2010
Grantee: PART WHOLE OF LOT 1 Sec J (0-3-12) 6TD TO RODERICK REYNOLDS PART WHOLE OF (3-0-0) Sec J LOCATED TO GUNNING	SCALE 1:750 MEASUREMENTS IN METRES	Recorder of Titles

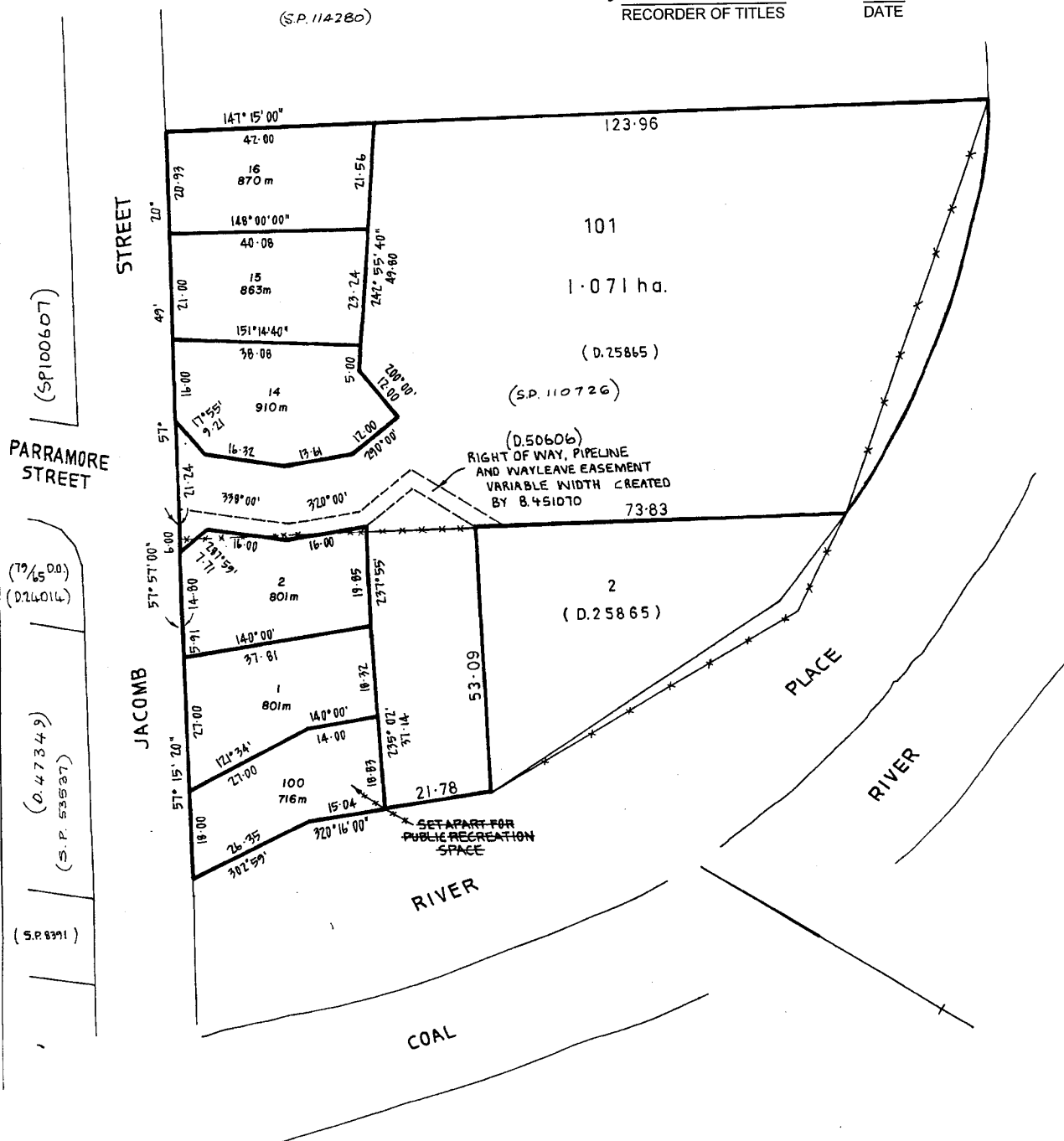
LOT 101 IS COMPILED FROM
C.T. 4180-60 & 62 AND THIS
SURVEY

C980132 REQUEST TO AMEND SP34795
THE NOTATION "SET APART FOR PUBLIC RECREATION
SPACE" DELETED FROM LOT 100 BY ME PURSUANT
TO SECTION 103 LOCAL GOVERNMENT (B & MP) ACT 1993

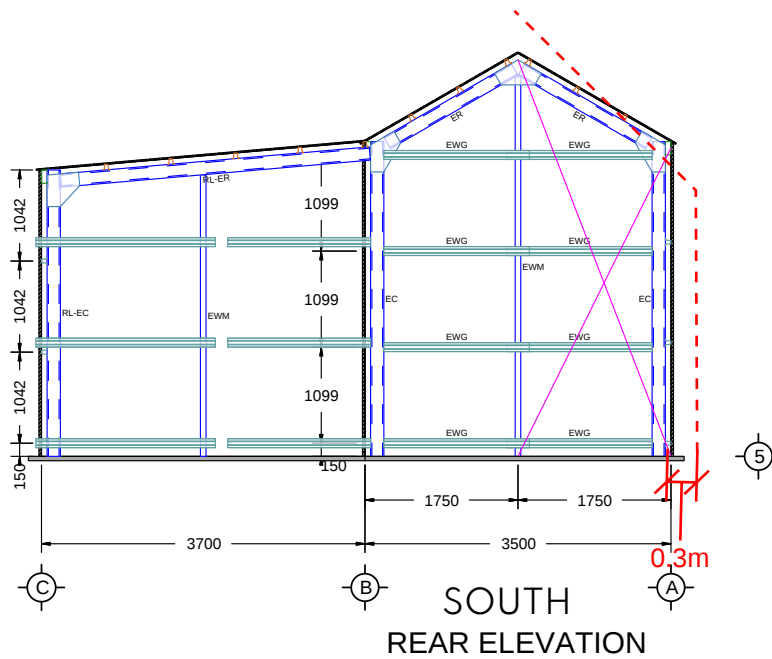
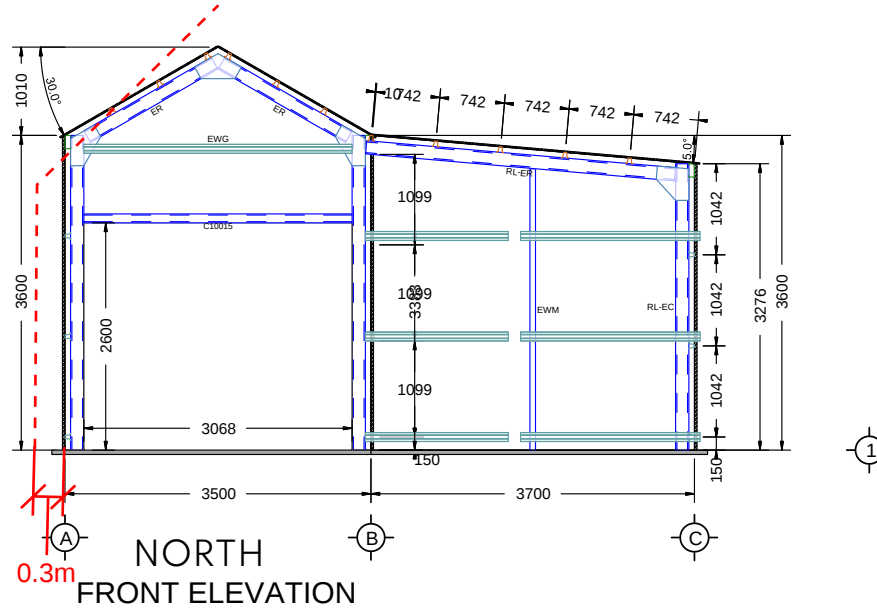
4
(D.25865)

Alice Kawa
RECORDER OF TITLES

21 SEP 2010
DATE

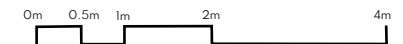
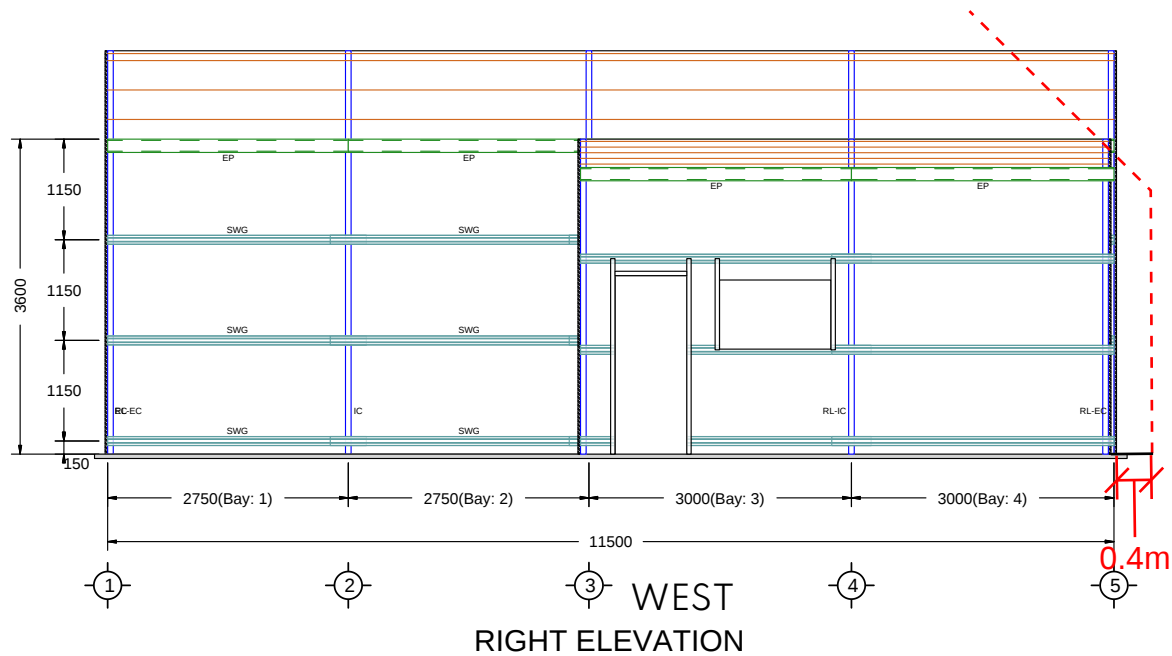
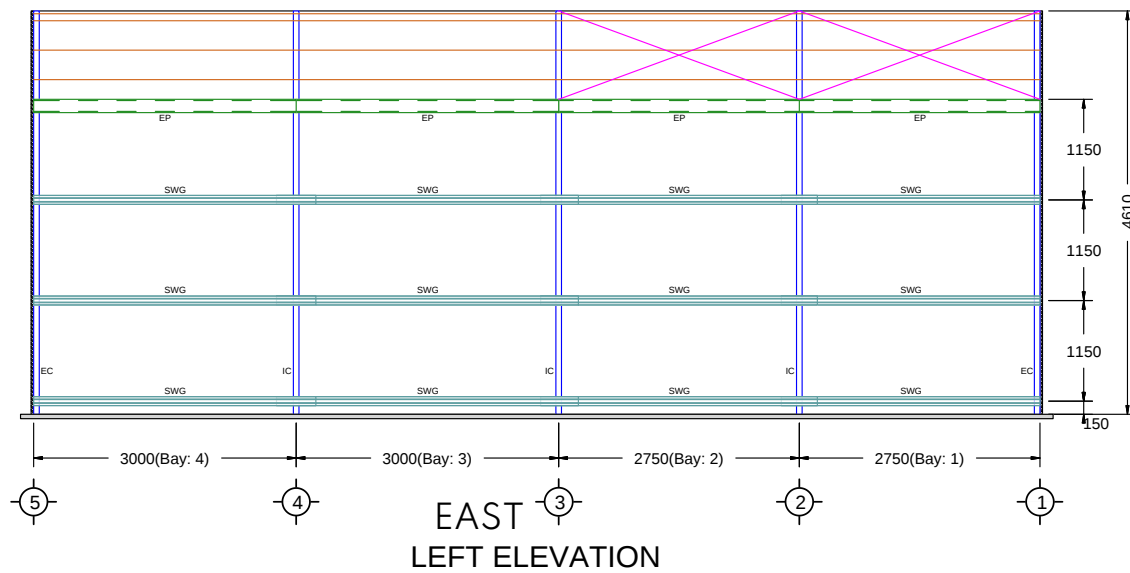






CLIENT: Ryan Edmondson DRA
SITE ADDRESS: 23 Jacombe Street, RICHMOND, TAS, 7025
PHONE: 0467448919
EMAIL: ryan.edmondson63@hotmail.com

DRAWING TITLE: End Frame Elevations
S, 7025 SCALE: 1:86.481
DATE: 13-02-2026
Job Number: SOR01_16452
Drawing Number: EFE



139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Ryan Edmondson
SITE ADDRESS: 23 Jacombe Street, RICHMOND, TAS, 7025
PHONE: 0467448919
EMAIL: ryan.edmondson63@hotmail.com

DRAWING TITLE: Side Frame Elevations
SCALE: 1:86.404
DATE: 13-02-2026
Job Number: SOR01_16452
Drawing Number: SFE

