



Kentish Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – K-DA074/2026

Address of the land

**9a Latrobe Road
RAILTON**

What use or development is
proposed in the application

**Residential – proposed
OUTBUILDING**

Date of notice

7 October 2026

The application and supporting documents are open for public inspection on Council’s website at www.kentish.tas.gov.au or at the Council Offices, 69 High Street, Sheffield during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The Chief Executive Officer,
Kentish Council,
P.O. Box 63, Sheffield 7306; or email
submissions@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – K-DA074/2026, 9a Latrobe Road, Railton





Office Use Only	
Application No	PID
K-DA074/2026	

KENTISH COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57 of the
Land Use Planning and Approvals Act 1993, and
Request for Development Certification for when No Permit Required.

- 1 Full Name of Applicant(s): Benjamin Laughlin
- 2 Postal Address of Applicant(s): 154 Tarleton Rd, Tarleton
- Phone:
- Mobile No.: Email:
- 3 Full Name of Owner(s): T Harm
- 4 Postal Address of Owner(s): 9a Latrobe Rd, Railton
- Phone:
- Mobile No. Email:
- 5 Present Use of the Land: residence
- 6 Proposed Use and/or Development (subject of this application): prefabricated shed
- At (Location of property): 9a Latrobe Rd, Railton
- Certificate/s of Title reference: 183765/1
- 7 Estimated costs of development: \$40,000
- 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed

SIGNED BY THE APPLICANT.



Dated: 7/09/26

PROJECT INFO
PROJECT ADDRESS: 9A LATROBE RD. RAILTON 7305
OWNER NAME: T HARM
LAND TITLE REFERENCE: 183765/1
PROPERTY ID: 9982953
PROJECT DESCRIPTION: PREFABRICATED SHED AND
TEMP. MOBILE HOME
COUNCIL NAME: KENTISH

DESIGNER DETAILS
DESIGNER NAME & LICENCE NO.: BEN LAUGHLIN LIC #
086400157
BUSINESS NAME & CONTACT DETAILS:AJM DRAFTING
SERVICES PH: 0417669317 E: ben@ajmdrafting.com.au

GENERAL NOTES
BUILDER TO VERIFY ALL DIMENSIONS & LEVELS
BOUNDARY/SETBACK INFO INDICATIVE ONLY
READ SHED MANUFACTURERS PLANS FOR DETAILS
UNDERGROUND SERVICES TO BE CONFIRMED

PROJECT DATA
STORMWATER METHOD ONSITE

AREA SCHEDULE

SITE AREA:	9714m²
EXISTING RESIDENCE	154m²
EXISTING SHEDS	15m²
PROPOSED SHED	76.5m²

DRAWING SCHEDULE

1. COVER PAGE
2. PROPOSED SITE PLAN
3. DETAILED SITE PLAN



Kentish Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 07/10/2026 Ref. Number: K-DA074/2026

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PLANS by:
AJM Drafting Services
ABN: 98 602 040 886
154 Tarleton Road Tarleton
Ph: 0417 669 317 E: ben@ajmdrafting.com.au

IMPORTANT NOTE – CONTRACTOR RESPONSIBILITIES
BEFORE COMMENCING ANY WORKS, THE CONTRACTOR MUST ENSURE
THAT:

ALL RELEVANT PRE-CONSTRUCTION CHECKS HAVE BEEN COMPLETED.
SITE ADDRESS, BOUNDARIES, LEVELS, AND DIMENSIONS ARE VERIFIED
AND CORRECT.
ALL SITE DETAILS SHOWN ARE CONFIRMED AGAINST ACTUAL
CONDITIONS.
PRODUCTS AND MATERIALS SPECIFIED ARE CONFIRMED WITH THE
OWNER PRIOR TO INSTALLATION.
DO NOT SCALE FROM DRAWINGS.
THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING
FROM FAILURE TO VERIFY OR CONFIRM THE ABOVE.

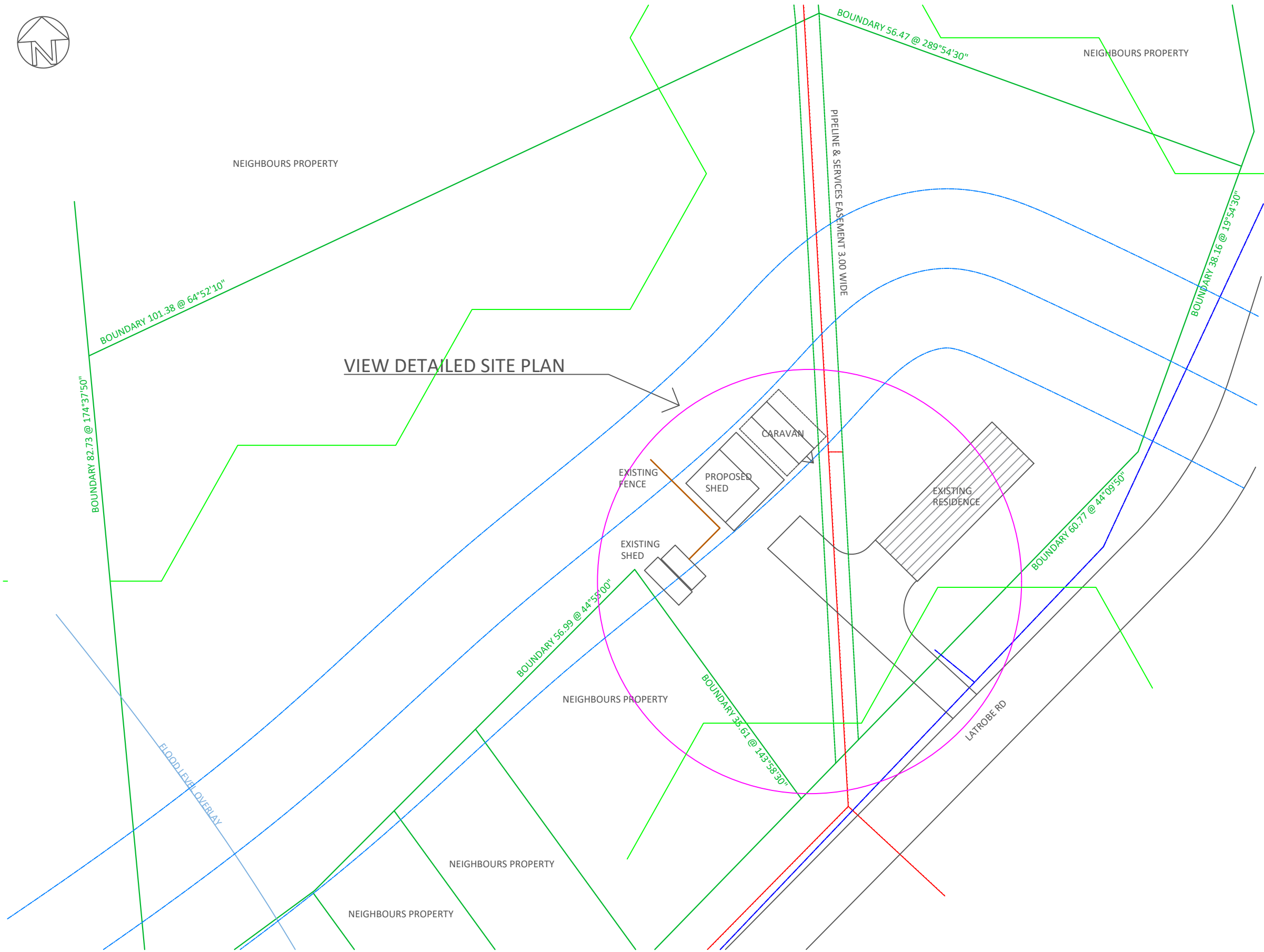
REVISION:

PROPOSED
PREFABRICATED SHED
AND TEMP. MOBILE HOME
FOR: T HARM
AT: 9a LATROBE RD.
RAILTON 7305

DATE PUBLISHED: 7/09/26
SCALE: NTS
PAPER: A3
JOB No.: 9aLATR

DRAWING:
COVER PAGE

01



LEGEND & NOTES

WATER MAIN	
SEWER MAIN	
BOUNDARY	
FLOOR LEVEL	
PROTECTED VEGETATION	
WATERWAY	

SITE PLAN NOTES

ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SITE FEATURES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS.

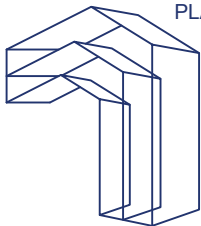
PROPOSED PREFABRICATED SHED – REFER TO MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR ALL BUILDING AND CONSTRUCTION DETAILS.

PROPOSED MOBILE HOME / CARAVAN SHOWN FOR TEMPORARY OCCUPATION SUBJECT TO COUNCIL APPROVAL.

EXISTING DRAINAGE EASEMENT SHOWN IN ACCORDANCE WITH AVAILABLE TITLE INFORMATION.

SITE IS AFFECTED BY MAPPED FLOOD-PRONE, PRIORITY VEGETATION AND WATERWAY AND COASTAL PROTECTION AREAS. REFER TO TASMANIAN PLANNING SCHEME MAPPING.

EXISTING SITE FEATURES, SERVICES AND WATERWAY LOCATIONS SHOWN ARE BASED ON AVAILABLE INFORMATION AND ARE TO BE VERIFIED ON SITE WHERE REQUIRED.



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REVISION:

PROPOSED
PREFABRICATED SHED
AND TEMP. MOBILE HOME
FOR: T HARM
AT: 9a LATROBE RD.
RAILTON 7305

DATE PUBLISHED: 7/09/26

SCALE: 1:500

PAPER: A3

JOB No.: 9aLATR

DRAWING:

PROPOSED
SITE PLAN

02



VIEW SHED MANUFACTURERS
PLANS FOR DETAILS:
WALL HEIGHT: 2700
MAX. RIDGE HGT: 3229
ROOF PITCH: 10°

MOBILE HOME DETAILS
TOWING DIMENSIONS -
WIDTH: 2700
LENGTH: 8400
TAR BAR: 1200

EXPANDED DIMENSIONS -
WIDTH: 7000

EXISTING FENCE

MAPPED WATERWAY

BOUNDARY 35.61 @ 143°58'30"

NEIGHBOURS PROPERTY

MAPPED PRIORITY VEGETATION AREA

CARAVAN

PROPOSED
SHED
9m x
8.5m

EXISTING SHED
±15m²

EXISTING
TRANSPORTABLE
CONTAINER

EXISTING RESIDENCE
WASTE WATER
CONNECTION

EXISTING
RESIDENCE

EXISTING DRIVEWAY AND CROSSOVER

LATROBE RD

1.27m
D.P.

13.7m

4.53m TO E1

6.5m

3M DRAINAGE EASEMENT (E1)

LEGEND & NOTES

WATER MAIN	
SEWER MAIN	
BOUNDARY	
FLOOR LEVEL	
PROTECTED VEGETATION	
WATERWAY	

DETAILED SITE PLAN NOTES

PROPOSED SHED LOCATION AND SETBACKS AS
DIMENSIONED.
REFER TO MANUFACTURER'S DRAWINGS FOR SHED DETAILS.

PROPOSED MOBILE HOME / CARAVAN LOCATION AS
SHOWN.
MOBILE HOME / CARAVAN TO BE USED FOR TEMPORARY
OCCUPATION ONLY, SUBJECT TO COUNCIL APPROVAL.

WASTEWATER FROM PROPOSED MOBILE HOME / CARAVAN
TO CONNECT TO THE EXISTING RESIDENCE WASTEWATER
SYSTEM AS INDICATED ON THIS PLAN.

EXISTING WASTEWATER SYSTEM AND PROPOSED
CONNECTION ROUTE SHOWN ARE INDICATIVE AND BASED
ON AVAILABLE INFORMATION. FINAL CONNECTION TO BE
VERIFIED ON SITE AND COMPLETED IN ACCORDANCE WITH
RELEVANT PLUMBING REQUIREMENTS.

STORMWATER FROM PROPOSED SHED TO BE COLLECTED
AND DISPERSED ON SITE WITHOUT CAUSING NUISANCE,
EROSION OR CONCENTRATED DISCHARGE TO ADJOINING
PROPERTY OR THE EXISTING WATERWAY.

PROPOSED SHED IS LOCATED WITHIN THE MAPPED
WATERWAY AND COASTAL PROTECTION AREA. SHED IS SET
BACK FROM THE EXISTING WATERWAY AS DIMENSIONED ON
THIS PLAN.

NO BUILDING WORKS ARE PROPOSED WITHIN OR OVER THE
EXISTING WATERWAY.

SITE DISTURBANCE ASSOCIATED WITH THE PROPOSED SHED
TO BE LIMITED TO THE MINIMUM AREA NECESSARY FOR
CONSTRUCTION.

CONSTRUCTION ACTIVITIES TO BE MANAGED TO PREVENT
SEDIMENT, EROSION, CONSTRUCTION MATERIALS OR
POLLUTANTS ENTERING THE EXISTING WATERWAY.

EXISTING VEGETATION OUTSIDE THE IMMEDIATE
DEVELOPMENT AREA TO BE RETAINED AND PROTECTED
WHERE PRACTICABLE.



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SCALE: 1:100

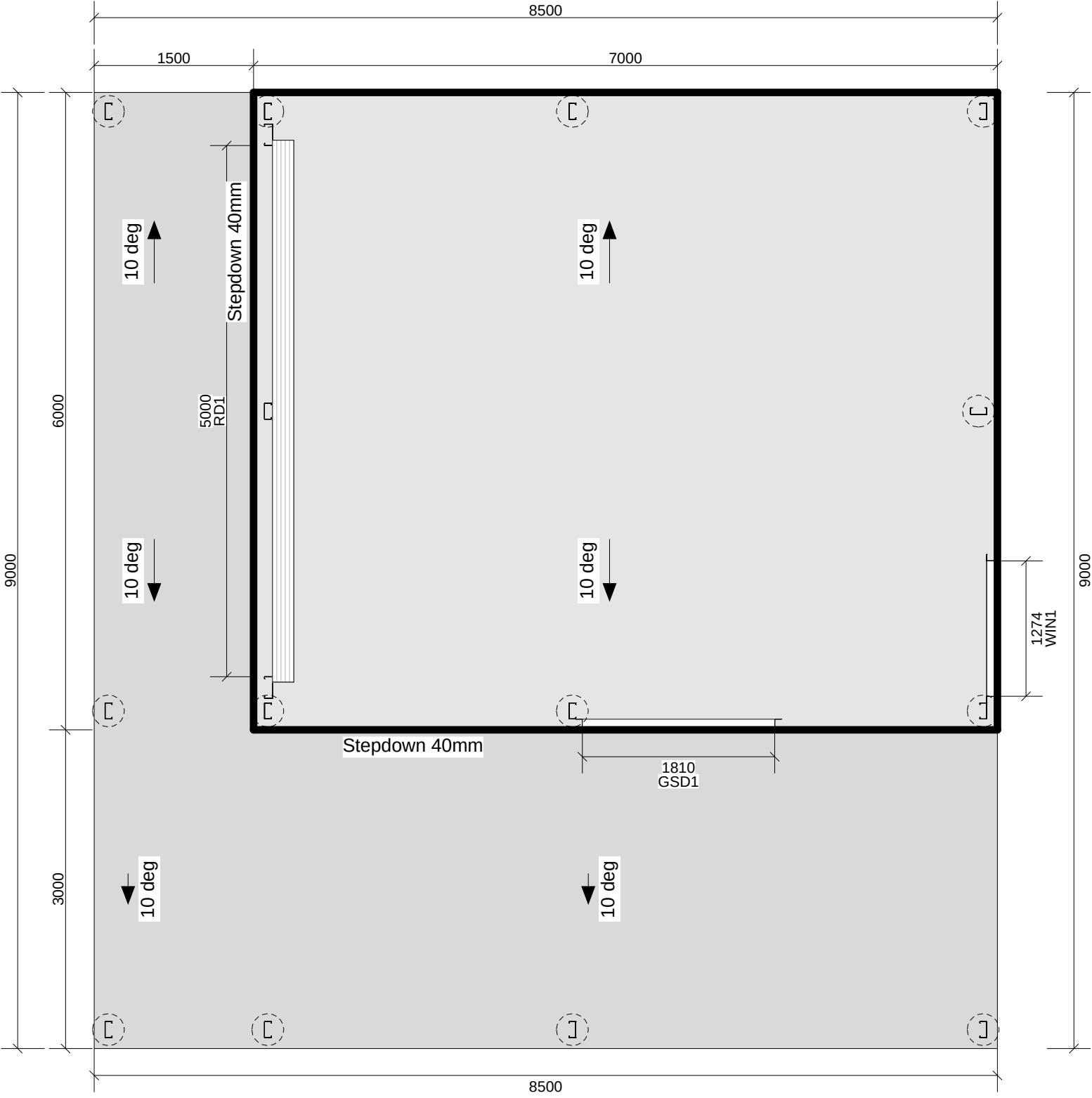
PAPER: A3

JOB No.: 9aLATR

DRAWING:

DETAILED SITE
PLAN

03



OPENING SCHEDULE	
Code	Stock
GSD1	AMIAGS2100*1810
RD1	5000mm x 2260mm
WIN1	AMIGW790*1274 "XO"

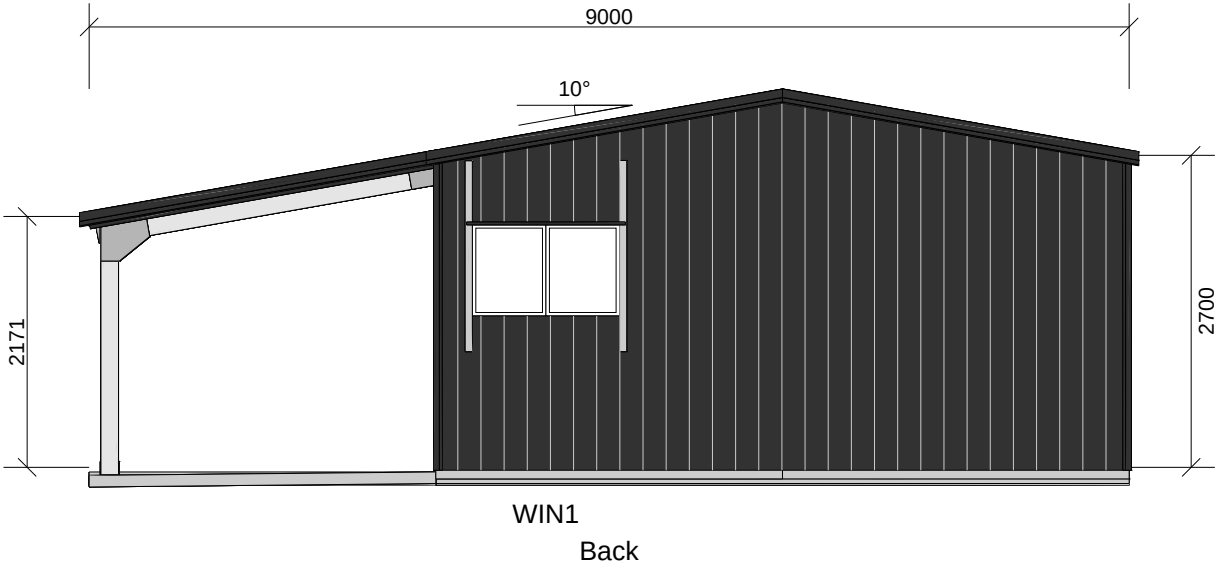
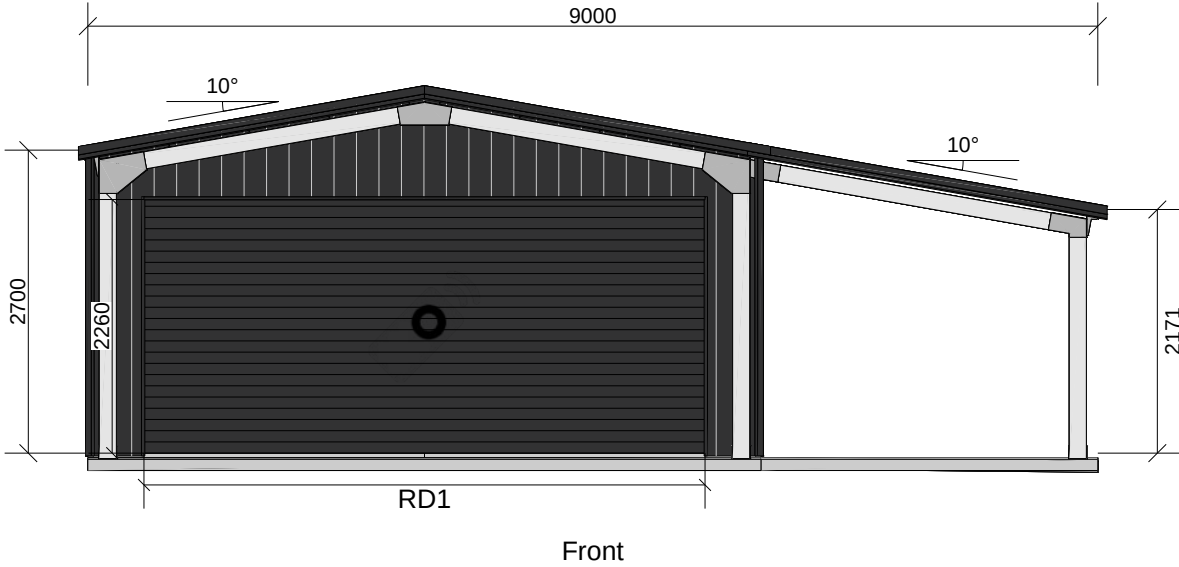
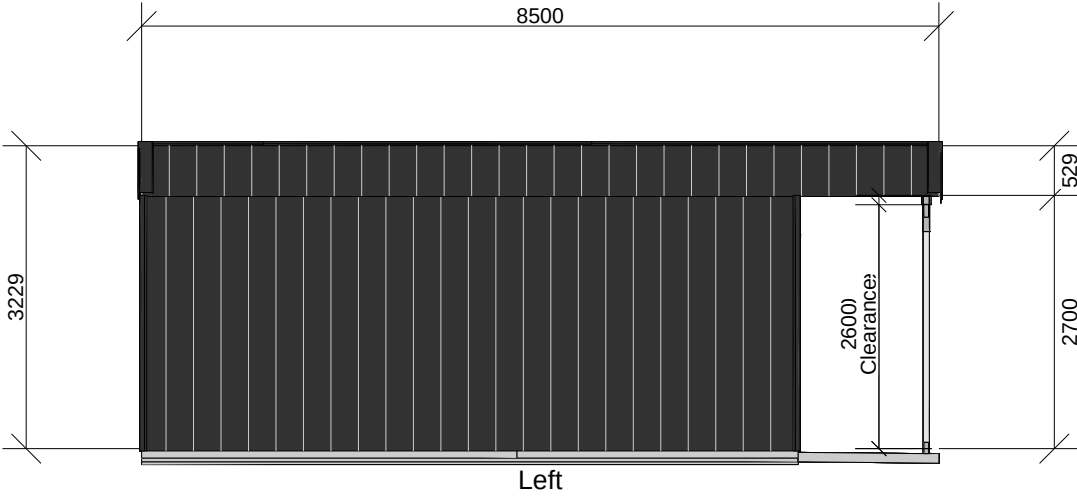
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Quote Layout

	DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au	Project No: -P14881	Site: 9a Latrobe Rd, Railton TAS 7305	Region: A4	Date: 11/08/2026
	Customer:		LOT: RP/SP:	Terrain Cat: 2.5	Sheet
	PH:		Quote Name: Gable with 1.5m Garaport and 3m Awning	ULT Wind Speed: 41.81	1 / 2
	MOB:		Drawing Set: QLYOT1	Servicability: 34.38	

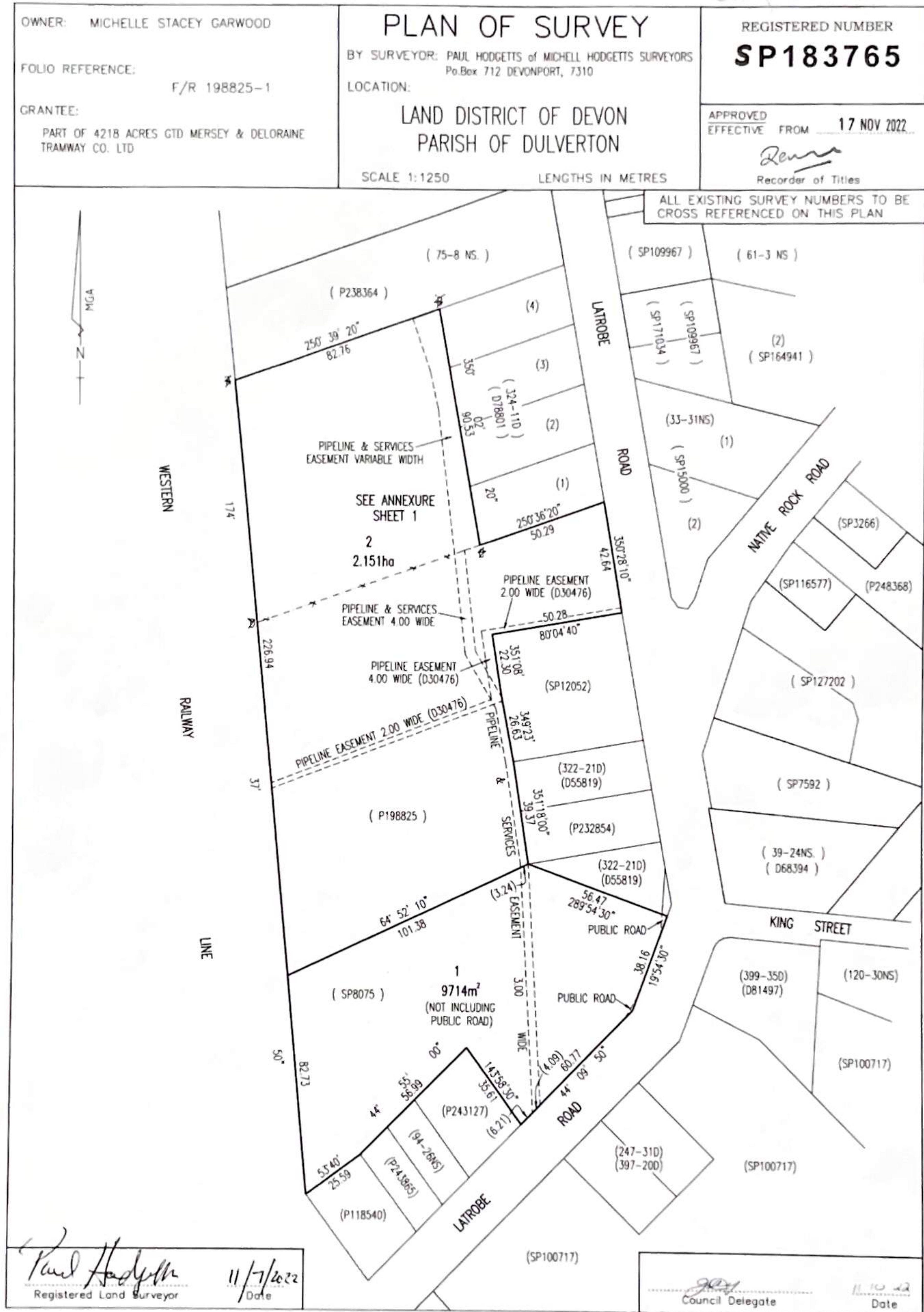


OPENING SCHEDULE	
Code	Stock
GSD1	AMIAGS2100*1810
RD1	5000mm x 2260mm
WIN1	AMIGW790*1274 "XO"



Elevation w/cladding

	DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au	Project No: -P14881	Site: 9a Latrobe Rd, Railton TAS 7305	Region: A4	Date: 11/08/2026
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	MOB:		Drawing Set: CLADELEV1	Servicability: 34.38	



SEARCH OF TORRENS TITLE

VOLUME 183765	FOLIO 1
EDITION 2	DATE OF ISSUE 17-Jan-2023

SEARCH DATE : 14-Feb-2023

SEARCH TIME : 10.53 AM

DESCRIPTION OF LAND

Parish of DULVERTON Land District of DEVON
Lot 1 on Sealed Plan 183765
Derivation : Part of 4,218 Acres Gtd to Mersey & Deloraine
Tramway & Co. Ltd.
Prior CT 198825/1

SCHEDULE 1

N110223 TRANSFER to TRACY ANN HARM Registered 17-Jan-2023
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP183765 EASEMENTS in Schedule of Easements
SP183765 FENCING COVENANT in Schedule of Easements
75948 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
47615 BOUNDARY FENCES CONDITION in Transfer
E236423 AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
17-Nov-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations