Kentish Council
Planning Exhibition Documents
Planning Administration
Date Advertised: 28/10/2026 Ref. Number: K-DA081/2026
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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-DA081/2026

Address of the land	**13A Leake Street RAILTON**
What use or development is proposed in the application	**Residential – proposed OUTBUILDING**
Date of notice	**28 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-DA081/2026, 13A Leake Street, Railton

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Office Use Only	
Application No K-DA081/2026	PID

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KENTISH COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57
of the *Land Use Planning and Approvals Act 1993*

1 Full Name of Applicant(s): David Sharman

2 Postal Address of Applicant(s) 29 Formby St, Sheffield

..... Phone:.....

Mobile No.: [redacted] Email: [redacted]

3 Full Name of Owner(s): Lucie Wauchope

4 Postal Address of Owner(s): 13a Leake St, Railton

..... Phone:.....

Mobile No. [redacted] Email: [redacted]

5 Present Use of the Land: Residential

6 Proposed Use and/or Development (subject of this application): Storage

.....

At (Location of property): 13A Leake St, Railton

.....

Certificate/s of Title reference: 154694/3

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 D Sharman Dated: 8/10/2026

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Proposed Shed (by others)

13A Leake Street, Railton 7305

J.M. & L.J. Wauchope

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		7/10/2026
2	General Notes		7/10/2026
3	NCC Compliance Notes		7/10/2026
4	Site Plan		7/10/2026
5	Site Plan - Detail		7/10/2026
6	Shadow Diagrams		7/10/2026

Drawing Count:
6

Project Information

Property ID (PID)	9340449	
Title Reference No.	154694/3	
Site Area	20720 m²	
Site Coverage	306 m²	(1%)
Local Authority	Kentish	
Zoning	General Residential	
Building Class	10a	
Category of Building Works	3	
Category of Plumbing Works	2	
Soil Classification	Assumed M	
Wind Classification	Assumed N3	
Climate Zone	7	
Bushfire (BAL) Rating	N/A	
Alpine Area	N/A	
Corrosion Environment	Medium	
Site Hazards	Nil Observed	

Other Documents Schedule

Title	Supplied
Shed Supplier & Form 55	Supplied
Energy Efficiency & Form 55	-
Site Classification & Form 55	-
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	-

Floor Area

Existing residence	246m²
Proposed shed	60m²
Total	306m²

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design + drafting

REVISION BY:

PROJECT Proposed Shed (by others)
13A Leake Street, Railton 7305

CLIENT J.M. & L.J. Wauchope

DWG **Project Information**

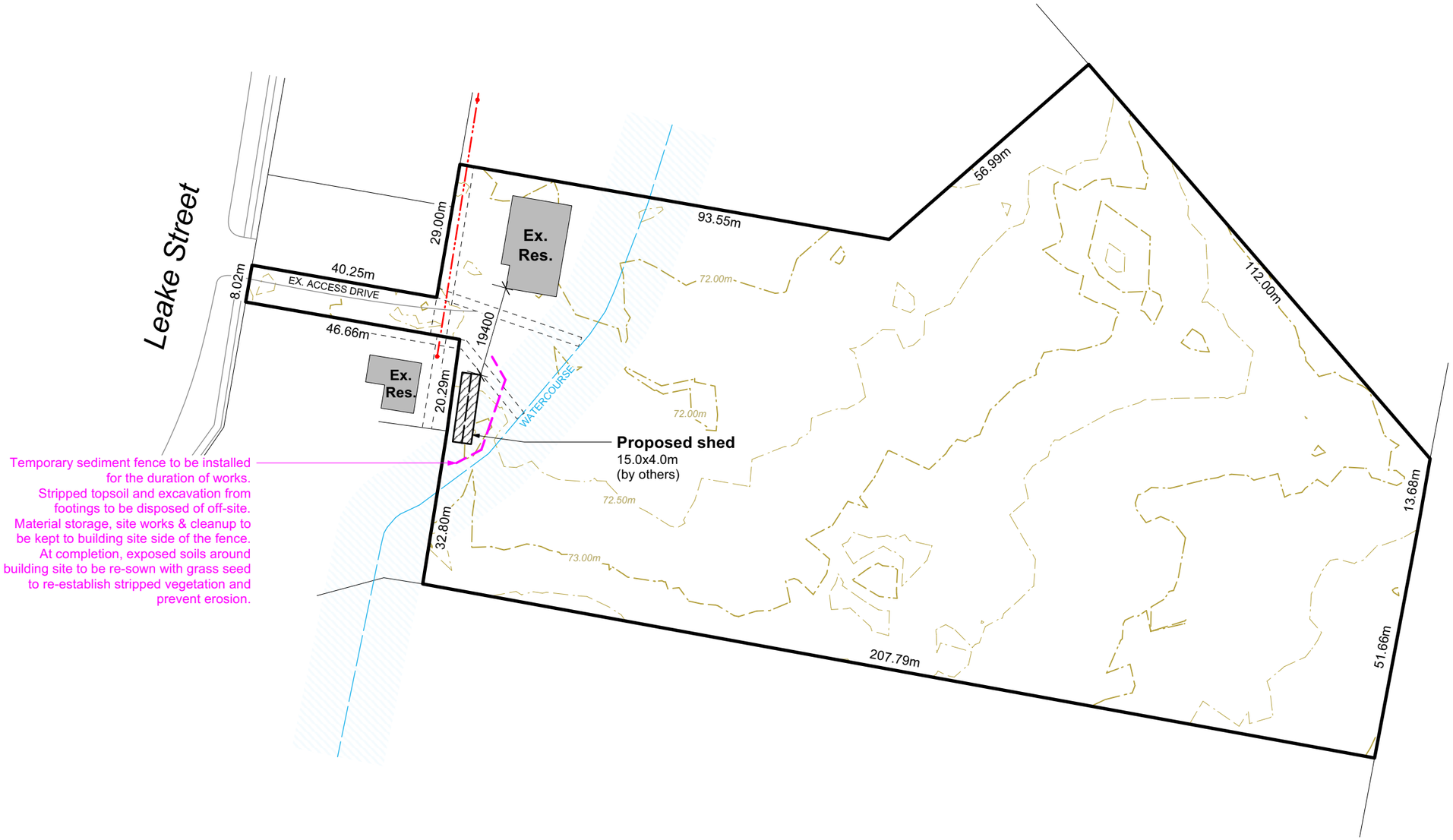
PROJECT DATE 10/05/2024
SCALE @ A3 (uno)
DRAWN AD
CHECKED RF

PLOT DATE 7/10/2026
PROJECT # 26153
DWG # 1
SHEET 1 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au

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Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.
Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.



Site Plan
Scale: 1:1000 @A3

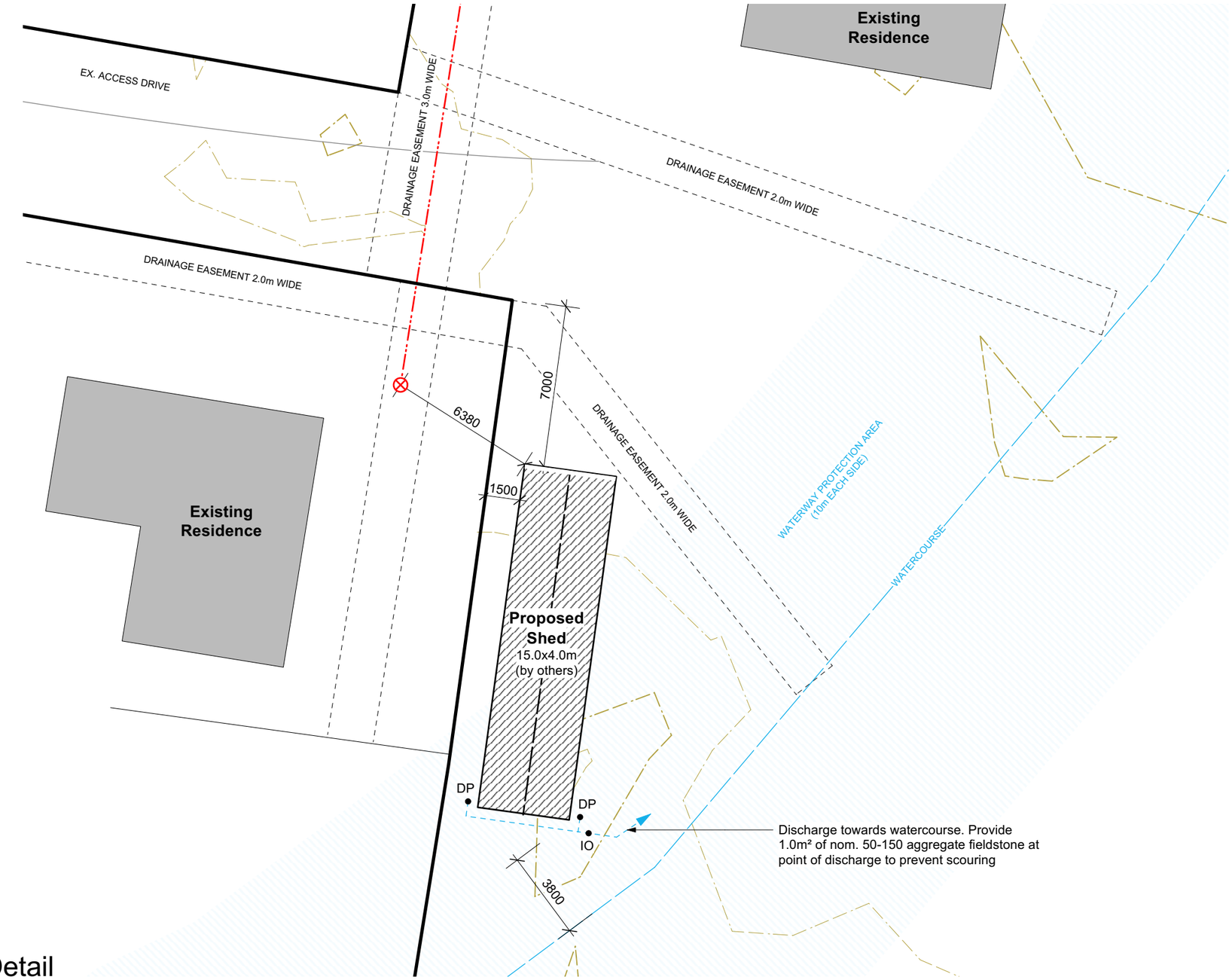
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REVISION	BY:		PLOT DATE 7/10/2026
PROJECT	Proposed Shed (by others) 13A Leake Street, Railton 7305		PROJECT # 26153
CLIENT	J.M. & L.J. Wauchope	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:200	DWG # 4
DWG	**Site Plan**	DRAWN AD CHECKED RF	SHEET 4 OF 6

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Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.
Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.



Site Plan - Detail
Scale: 1:200 @A3

Gutter Notes:
- Roof catchment area: 66m²
  (catchment per DP: 33m²)
- Gutter length: 30m
- 1% rainfall intesity: 178mm/h
- 5% rainfall intesity: 128mm/h

Gutter min. cross section 5200mm²
Nominally 115 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

Legend:

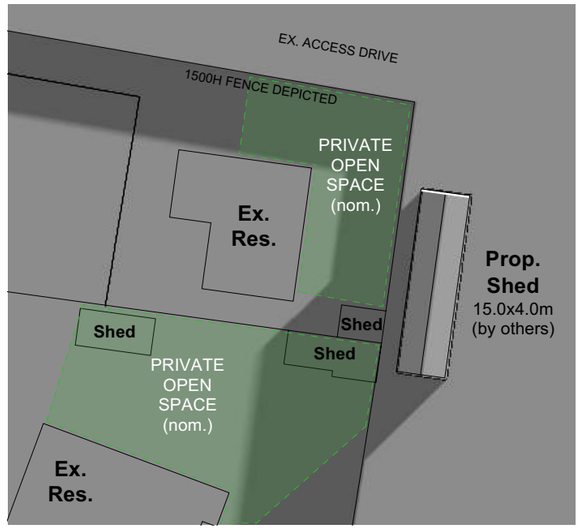
	Existing sewer line
	New Ø100n.d. PVC S.W. line
DP	Ø90 downpipe
IO	Inspection opening

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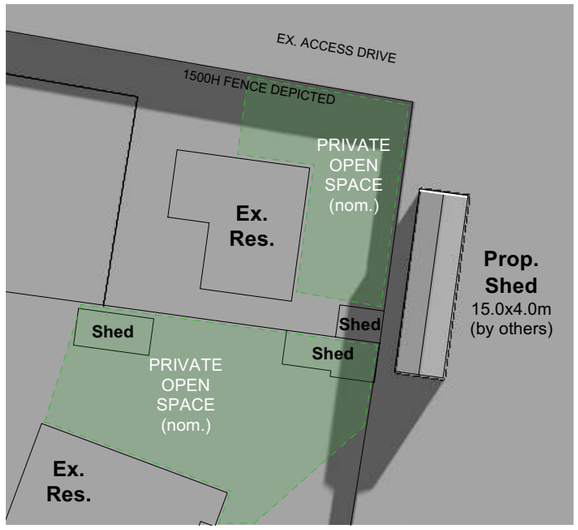
REVISION	BY:		PLOT DATE 7/10/2026
PROJECT	Proposed Shed (by others) 13A Leake Street, Railton 7305		PROJECT # 26153
CLIENT	J.M. & L.J. Wauchope	PROJECT DATE 10/05/2024	DWG # 5
DWG	**Site Plan - Detail**	SCALE @ A3 (uno) 1:200 DRAWN AD CHECKED RF	SHEET 5 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au

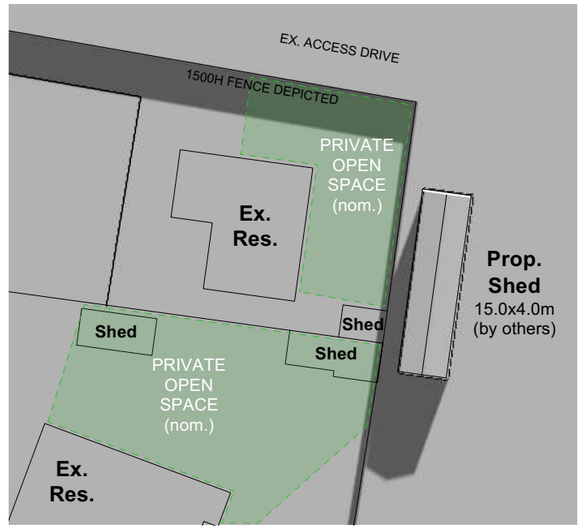
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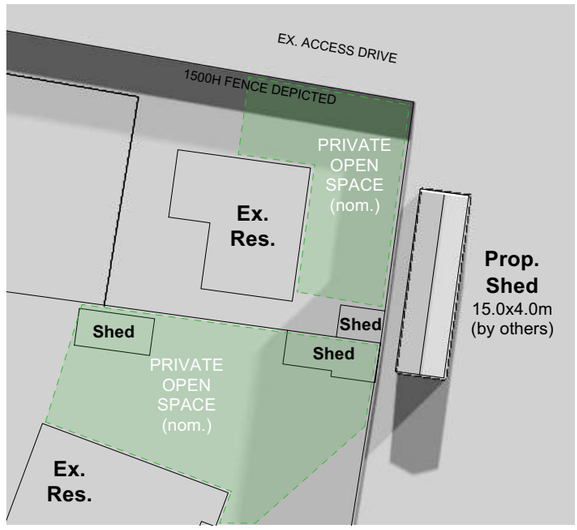
21st June - 9am
Scale: 1:500 @A3



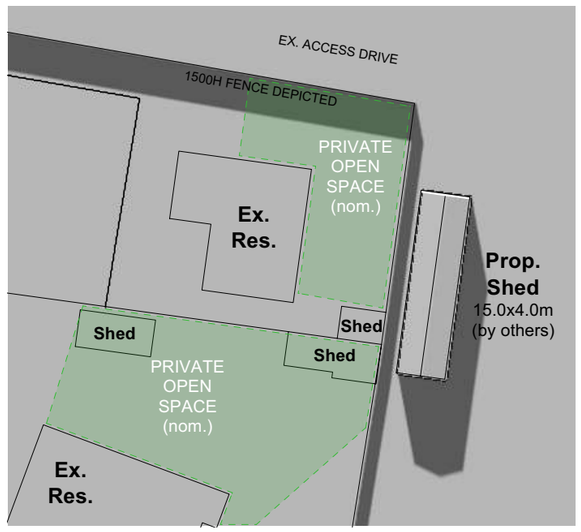
21st June - 10am
Scale: 1:500 @A3



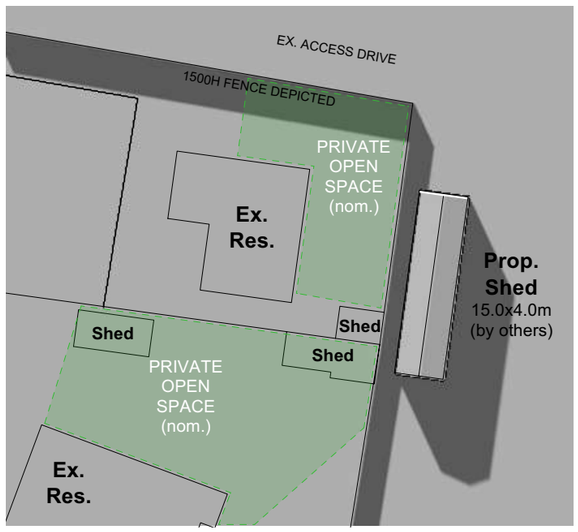
21st June - 11am
Scale: 1:500 @A3



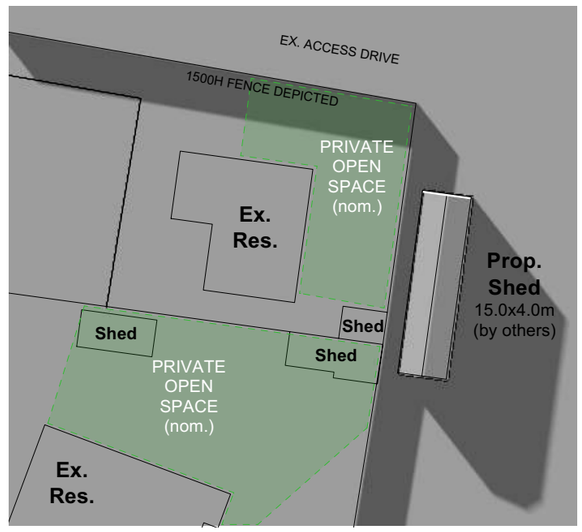
21st June - 12pm
Scale: 1:500 @A3



21st June - 1pm
Scale: 1:500 @A3



21st June - 2pm
Scale: 1:500 @A3



21st June - 3pm
Scale: 1:500 @A3

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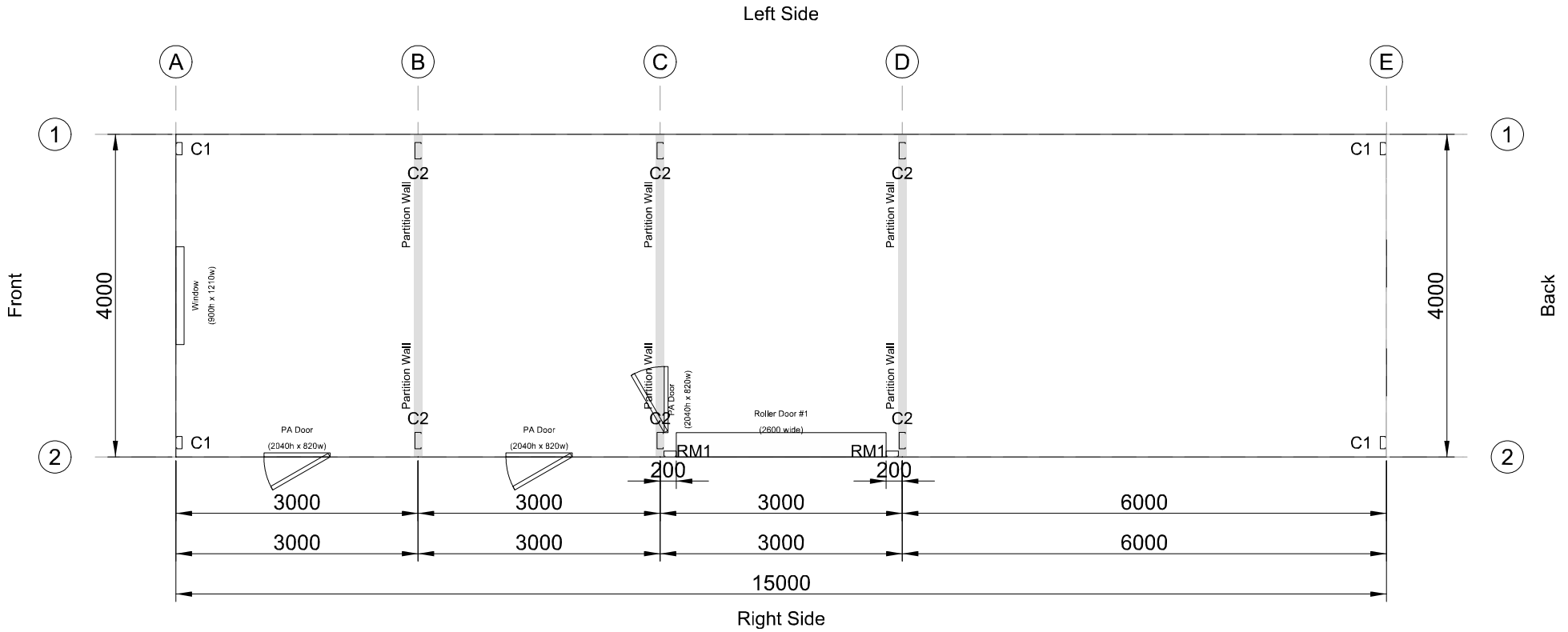
REVISION	BY:		PLOT DATE 7/10/2026
PROJECT	Proposed Shed (by others) 13A Leake Street, Railton 7305		PROJECT # 26153
CLIENT	J.M. & L.J. Wauchope	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:200	DWG # 6
DWG	**Shadow Diagrams**	DRAWN AD CHECKED RF	SHEET 6 OF 6

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Member schedule		
Mark	Description	Section
C1	Column	C15019
C2	Column	C20015
RM1	RD Mullion	C15019



SUPPLIED BY:
Titan Garages & Sheds Tasmania
29 Formby Street, Sheffield TAS 7306
PH: 0405 317 875
Email: dave.sharman@titangarages.com.au

ENGINEERING CALCULATIONS BY:

DIST CODE: A2TA
SCALE: 1:75
SHEET: 0 OF 0
A4 SHEET

CLIENT:
LUCIE WAUCHOPE
13A LEAKE STREET, RAILTON TAS 7305, AUSTRALIA

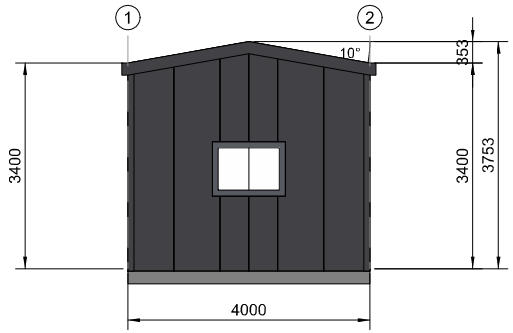
DRAWING TITLE:
FLOOR PLAN

Date: 17/09/2026
Revision: 00
DRAWING NO: 00

JOB REFERENCE NO: GAL138213

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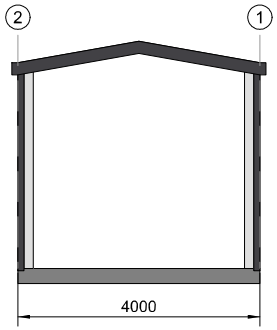
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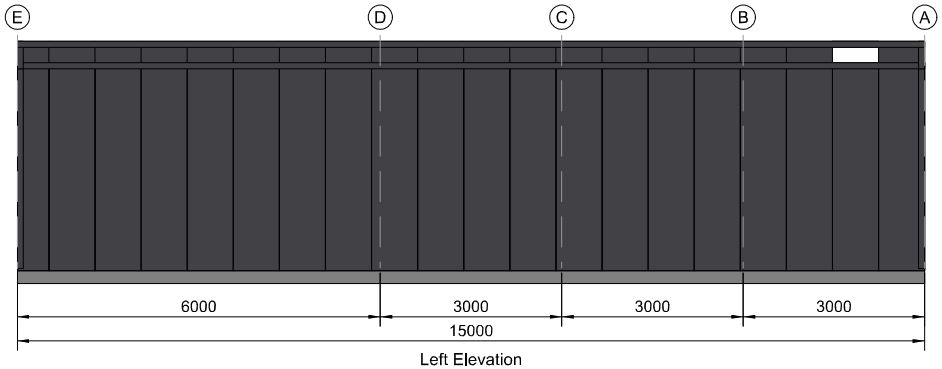
Front Elevation



Right Elevation



Back Elevation



Left Elevation

SUPPLIED BY:
Titan Garages & Sheds Tasmania
29 Formby Street, Sheffield TAS 7306
PH: 0405 317 875
Email: dave.sharman@titangarages.com.au

ENGINEERING CALCULATIONS BY:

DIST CODE: A2TA	CLIENT: LUCIE WAUCHOPE
SCALE: 1:125	13A LEAKE STREET, RAILTON TAS 7305, AUSTRALIA
SHEET: 0 OF 0	DRAWING TITLE: ELEVATIONS (ALL)
A4 SHEET	

Date: 17/09/2026
Revision: 00
DRAWING NO: 00

JOB REFERENCE NO: GAL138213

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OWNER A.A. & M. BUIJSEN

FOLIO REFERENCE F/R 148494-3

GRANTEE

PART OF 4218 ACRES GTD TO THE MERSEY DELDRAINE TRAMWAY COMPANY LTD

PLAN OF SURVEY

BY SURVEYOR PAUL PLUNKETT of MICHELL HODGETTS & ASSOC. P/L
Po.Box 712 DEVONPORT, 7310

LOCATION

LAND DISTRICT OF DEVON
PARISH OF DULVERTON

SCALE 1:1250 LENGTHS IN METRES

REGISTERED NUMBER
SP154694

APPROVED
EFFECTIVE FROM 19 MAR 2009
Alice Kawa
Recorder of Titles

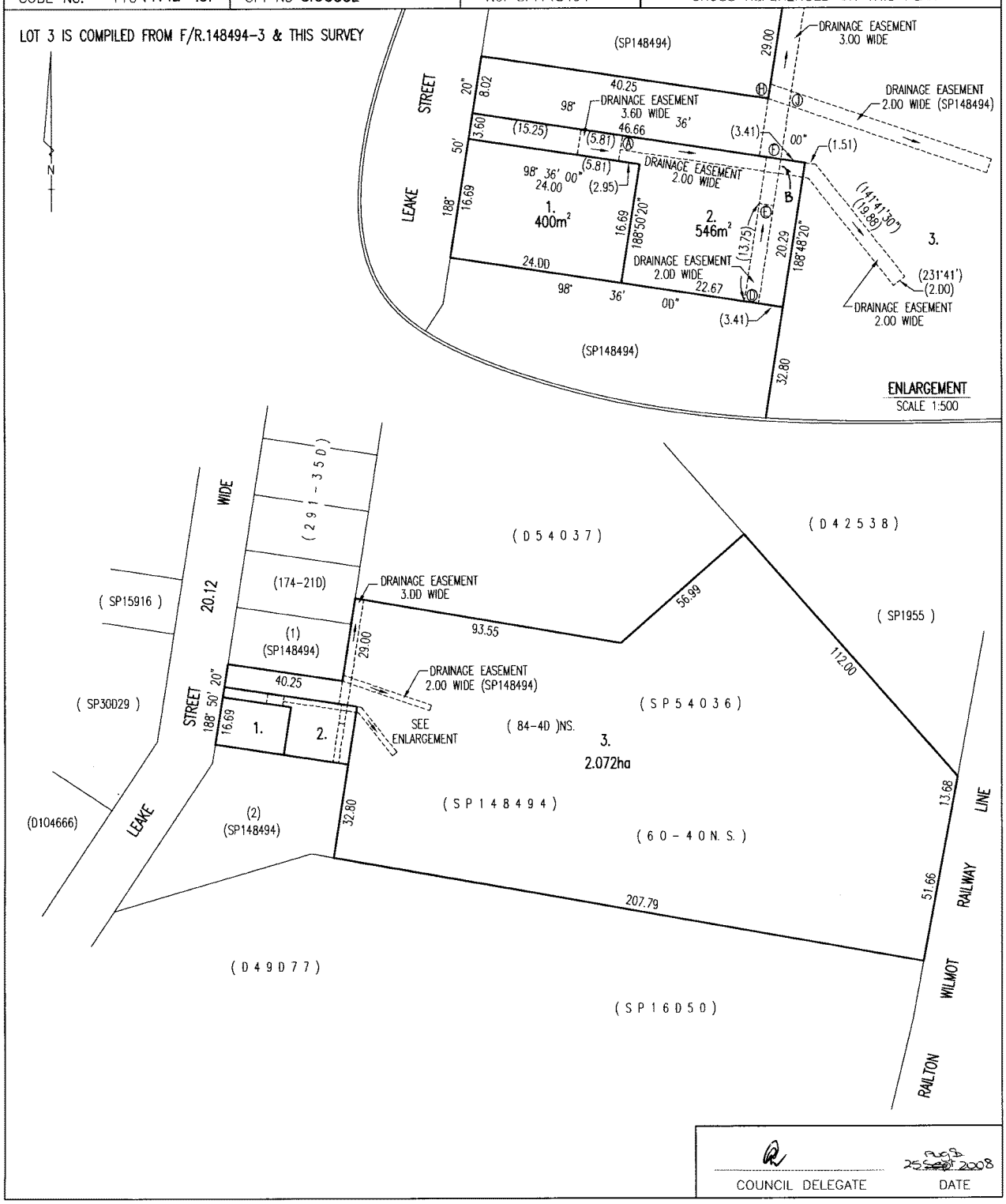
MAPSHEET MUNICIPAL CODE No. 116 (4442-43) -53)

LAST UPI No 5103552

LAST PLAN No. SP.148494

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 3 IS COMPILED FROM F/R.148494-3 & THIS SURVEY



COUNCIL DELEGATE DATE 25 Sept 2008

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
154694	3
EDITION	DATE OF ISSUE
5	29-Nov-2025

SEARCH DATE : 23-Sept-2026
SEARCH TIME : 09.58 am

DESCRIPTION OF LAND

Parish of DULVERTON Land District of DEVON
Lot 3 on Sealed Plan 154694
Derivation : Part of 4218 Acres Gtd to the Mersey Deloraine Tramway Company Ltd
Prior CT 148494/3

SCHEDULE 1

M830739, N256391 & N293370 JACOB MAXWELL WAUCHOPE and LUCIE JANE WAUCHOPE as tenants in common in equal shares

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP154694 EASEMENTS in Schedule of Easements
SP148494 FENCING PROVISION in Schedule of Easements
SP154694 FENCING PROVISION in Schedule of Easements
79736 Boundary Fences Condition in Transfer
135026 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 154694

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 1 on the Plan is together with a Sullage Right over the "Drainage Easement 3.60 wide" and the "Drainage Easement 2.00 wide" marked ~~A H~~ A B on the Plan.

Lot 2 on the Plan is subject to a Sullage Right and a Right of Drainage (appurtenant to Kentish Council and its successors) over the "Drainage Easement 2.00 wide" marked F E on the Plan.

Lot 2 on the Plan is subject to a Sullage Right (appurtenant to lot 1 on the Plan) over the over both the "Drainage Easement 3.60 wide" and the "Drainage Easement 2.00 wide" marked ~~A H~~ A B on the Plan.

Lot 2 on the Plan is subject to a Right of Drainage (appurtenant to Lot 2 on Sealed Plan No. 148494) over the "Drainage Easement 2.00 wide" marked D E on the Plan.

Lot 3 on the Plan is subject to a Sullage Right and a Right of Drainage (appurtenant to Kentish Council and its successors) over the "Drainage Easement 3.00 wide" shown passing through such Lot.

Lot 3 on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on Sealed Plan No. 148494) over the "Drainage Easement 2.00 wide (SP 148494)" shown on the Plan.

Lot 3 on the Plan is subject to a Sullage Right (appurtenant to Lot 1 on Sealed Plan No. 148494) over the "Drainage Easement 2.00 wide (SP 148494)" marked H J on the Plan.

FENCING PROVISION

In respect of each lot on the Plan Adrian Arnoldus Buijsen and Maureen Buijsen and Melanie Elizabeth Haymont shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: AA & M BUIJSEN FOLIO REF: C/T VOL. 148494 FOLIO 3 SOLICITOR & REFERENCE: ELEANOR JAMES EJ/80326	PLAN SEALED BY: Kentish council DATE: 25 August 2008 DA 2007/091 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

kav:#buijs_am_80326_14.DOC

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 154694
SUBDIVIDER: A.A. & M. BUIJSEN FOLIO REFERENCE: 148494/3	

INTERPRETATION

"Sullage Right" is the full and free right for the Kentish Council and its successors and every person authorised by it or the registered proprietor for the time being of the dominant tenement, from time to time and at all times by means of pipes to drain sewage and other waste material and fluid in any quantities across and through the easement with the right to use any line of pipes already laid within the easement for the purpose of draining sewage and other water material and fluid or any pipe or pipes in replacement or in substitution therefore and the right to lay, place and maintain a line of pipes of sufficient internal diameter beneath the surface of the easement, and together with the right for the grantee and every person authorised by it, with any tools, implements, or machinery, necessary for the purpose, to enter upon the easement and remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the easement to the extent as may be necessary provided that the grantee and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the easement and will restore that surface as nearly as practical to its original condition.

NO OTHER easements, covenants or profits a prendre are created to benefit or burden the lots on the Plan.

Signed by **ADRIAAN ARNOLDUS BUIJSEN**)
and **MAUREEN BUIJSEN** being the registered)
proprietors of folio of the register Volume 148494)
Folio 3 in the presence of: -)

A A Buijsen .....
M. Buijsen .....

Witness signature .....
Name Kristine Vale
Address 18 Highfield Ward St. Ulverstone
Occupation Land Clerk

Signed for and on behalf of My State Financial Credit Union of Tasmania Limited the Mortgagee under Mortgage number number C723222 in the presence of:

Witness signature .....
Name .....
Address .....
Occupation .....

Signed by MYSTATE FINANCIAL CREDIT UNION OF TASMANIA LIMITED by its attorney, BRENT JOHN KENNA **under power No.** PA 22354 **(who declares that he has received no notice of revocation of the power) in the presence of:**

MARTIN LEITCH
TEAM LEADER
172 COLLINS STREET
HOBART

NOTE: Every annexed page 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.

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