

**Kentish Council**

# **PUBLIC NOTICE**

## **APPLICATION FOR DEVELOPMENT APPROVAL**

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

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### **Details about the application – K-DA023/2024**

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Address of the land

**1 Dowbiggin Street  
Railton**

What use or development is proposed in the application

**Residential – proposed Outbuilding**

Date of notice

**17 April 2024**

The application and supporting documents are open for public inspection on Council's website at [www.kentish.tas.gov.au](http://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.

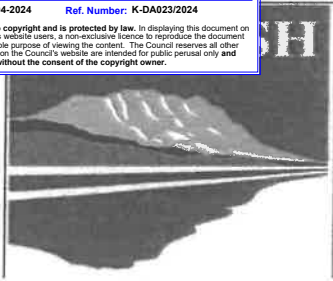
**Any person may lodge a representation on the proposed use or development.**

*Your representation must:*

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:  
The General Manager,  
Kentish Council,  
P.O. Box 63, Sheffield 7306; or email  
[council@kentish.tas.gov.au](mailto:council@kentish.tas.gov.au)
- and include:  
the reasons for your representation; and  
the address of the land.

Aerial View – K-DA023/2024 1 Dowbiggin Street, Railton





Office Use Only	
Application No K-DA023/2024	PID

# 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): MR GORDON COLEMAN

2 Postal Address of Applicant(s): 1 DOUBIGGIN STREET  
RAILTON TASMANIA Phone: .....

Mobile No.: ..... Email: .....

3 Full Name of Owner(s): MARGARET + GORDON COLEMAN

4 Postal Address of Owner(s): AS ABOVE  
 Phone: .....

Mobile No. .... Email: .....

5 Present Use of the Land: RESIDENTIAL HOME USE.

6 Proposed Use and/or Development (subject of this application):  
GARAGE FOR VEHICLE

**RECEIVED**

- 6 APR 2024

At (Location of property): PROPERTY I.D. 6486144 Document No: 831791

Certificate/s of Title reference: ..... Application No: .....  
 (BA/DA/PA only)

7 Estimated Costs of works: \$ 16,000 Disposal Schedule: .....  
 Action Officer: .....

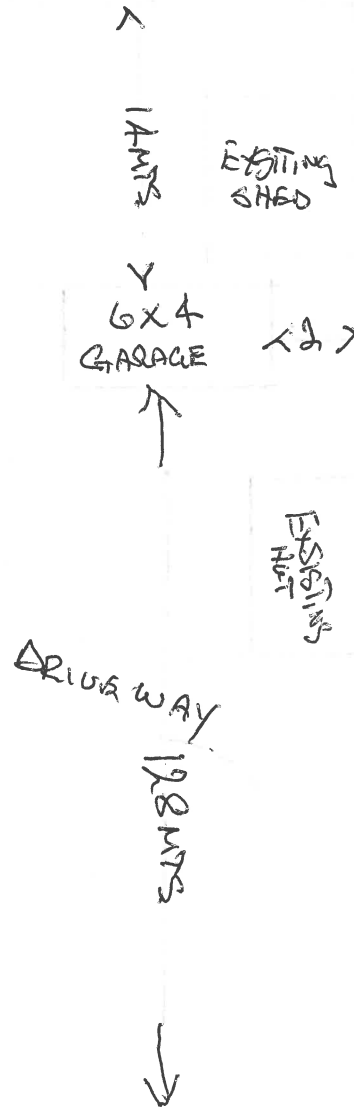
8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**  
 FYI Officer: .....

Signed: [Signature] Dated: 6/4/24

# COUNCIL BUSH (SYMES) SANCTUARY

OLD KIRKWAY  
Bush (Council)

HOME.



NEIGHBOUR  
No STRUCTURES within 100MTRS.

1 DOWNING STREET.  
RAILTON.

PROPOSED GARAGE BUILT BY DBS SHEDS.



DBS Sheds  
ABN 60 625 147 953  
Lic No.

Quotation

**Client Details:**  
Contact Name  
Gordon Coleman  
Company Name

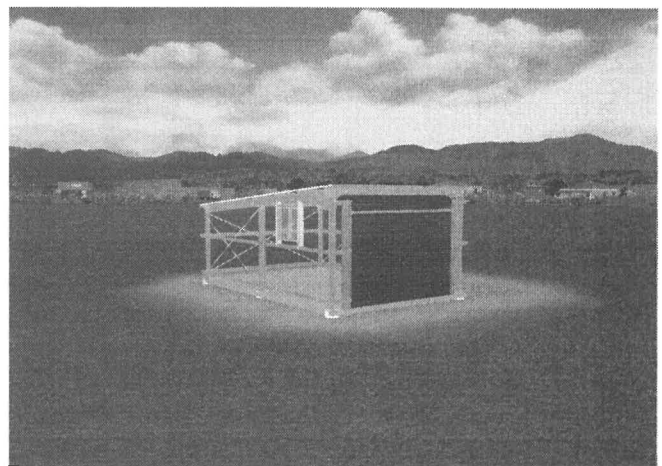
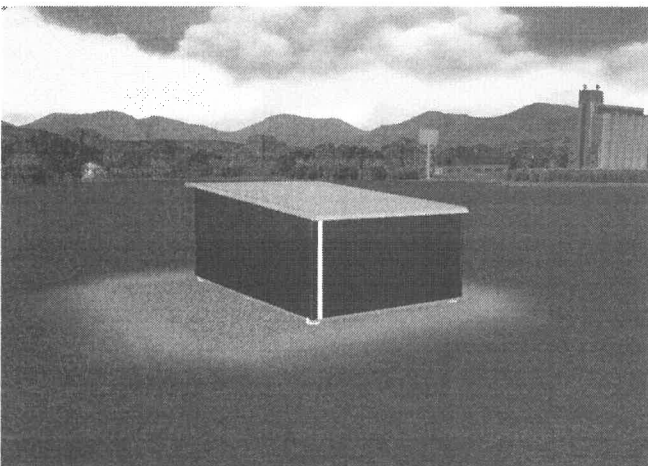
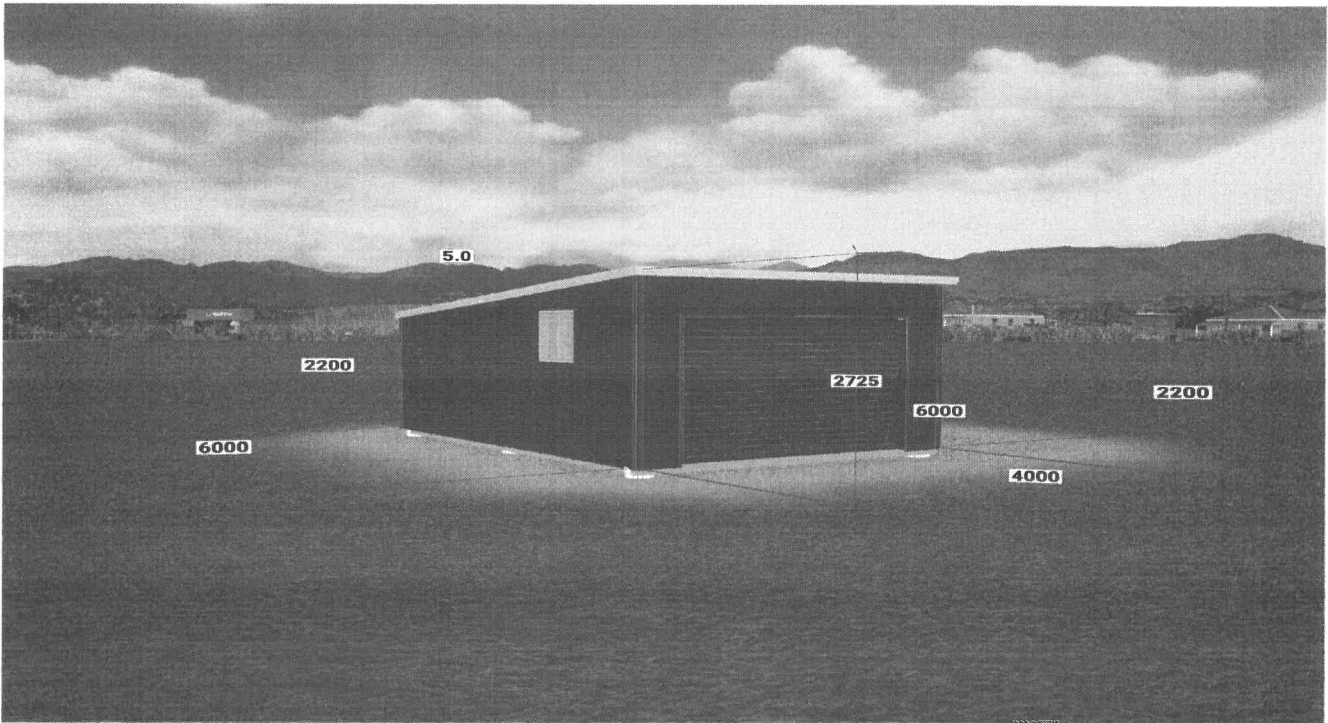
Site Address  
Bundaleer, 1 Dowbiggin St 7305  
Email mgcoleman@bigpond.com  
Phone 64961504

**Quote No:** #3232Q6  
**Issue Date:** 25/03/2024  
**Salesman:** Johanna Morris

Client Name **Gordon Coleman**  
Site Address **Bundaleer, 1 Dowbiggin St 7305**  
Postal Address **1 Dowbiggin St, Railton TAS 7305**

Contact Name **Gordon Coleman**  
Phone **64961504**  
Email **mgcoleman@bigpond.com**

## Proposal for Gordon Coleman 6m x 4m Clone of Accesories Gordon Coleman



 **Kentish Council**  
Planning Exhibition Documents  
Planning Administration

Date Advertised: 17-04-2024 Ref. Number: K-DA023/2024

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DBS Sheds recommends the installation be carried out by licensed shed erectors and / or builders.

- 1) DBS Sheds reserves the right to amend this contract due to price rises, errors and/or omissions
- 2) All shed(s) / materials remain the property of DBS Sheds until payment has been made in full
- 3) 1.0% surcharge applies for all credit card transactions
- 4) DBS Sheds uses electronic communications
- 5) Final Payment to be made 5 days prior to delivery date for Site Deliveries



DBS Sheds  
 ABN 60 625 147 953  
 Lic No.

Proposal is valid until 24 Apr 2024

Quotation

**Client Details:**

Contact Name  
 Gordon Coleman  
 Company Name

Site Address  
 Bundaleer, 1 Dowbiggin St 7305  
 Email mgcoleman@bigpond.com  
 Phone 64961504

Quote No: #3232Q6  
 Issue Date: 25/03/2024  
 Salesman: Johanna Morris

**Design Details**

**Building Description:** Skillion **Floor Area:** 24.00m<sup>2</sup> **Wall Configuration:** As per drawings

**Main Building**

<b>Span (width):</b>	6m	<b>Roof Type:</b>	5deg Pitch Flat
<b>Length:</b>	4m	<b>Bay Spacings:</b>	1 x 3.73m bay
<b>Eave Height:</b>	2.2m		

**Footing Details**

**Hold Down Bolts:** Screw Down **Footings Based on A,S or M soil type**

**Cladding Details**

**Roof Cladding:** Zinalume Corrugated 0.42 BMT  
**Wall Cladding:** Trimclad 0.42BMT Colorbond  
**Gutter:** Queensland Quad Slotted  
**Down Pipes:** PVC 90 mm X 6m

**Kit Inclusions**

**Doors & Windows**

<b>Roller Doors</b>	1x 3000w x 2100h Centurion Roller Door Series A	<b>PA Doors</b>	None
<b>Roller Door Motor</b>	None	<b>Windows</b>	1x 820w x 790h AMIA Glass Window 790 x 816

**Insulation**

<b>Safety Mesh</b>	24.76m <sup>2</sup>	<b>Wall Insulation</b>	No
<b>Roof Insulation</b>	24.39m <sup>2</sup> Glareshield 1350mmx22.5m		

**Additional Inclusions**

<b>Whirly Birds</b>	No	<b>Vermin Seal</b>	No
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R.P. 1465  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.  
2689 98

NOTE: THIS CERTIFICATE FOR OFFICE  
COPYED FROM THE ORIGINAL

Cert. of Title. Vol. 476. Fol. 174.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In-witness whereof I have hereunto signed my name and affixed my seal.

*M. Hutchinson*  
Recorder of Titles.



*L. v. c.*

NOTE: ENTRIES CANCELLED BY THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

DESCRIPTION OF LAND  
PARISH OF STOODLEY LAND DISTRICT OF DEVON  
FIVE ACRES TWENTY SEVEN AND SIX TENTHS PERCHES on the Plan hereon

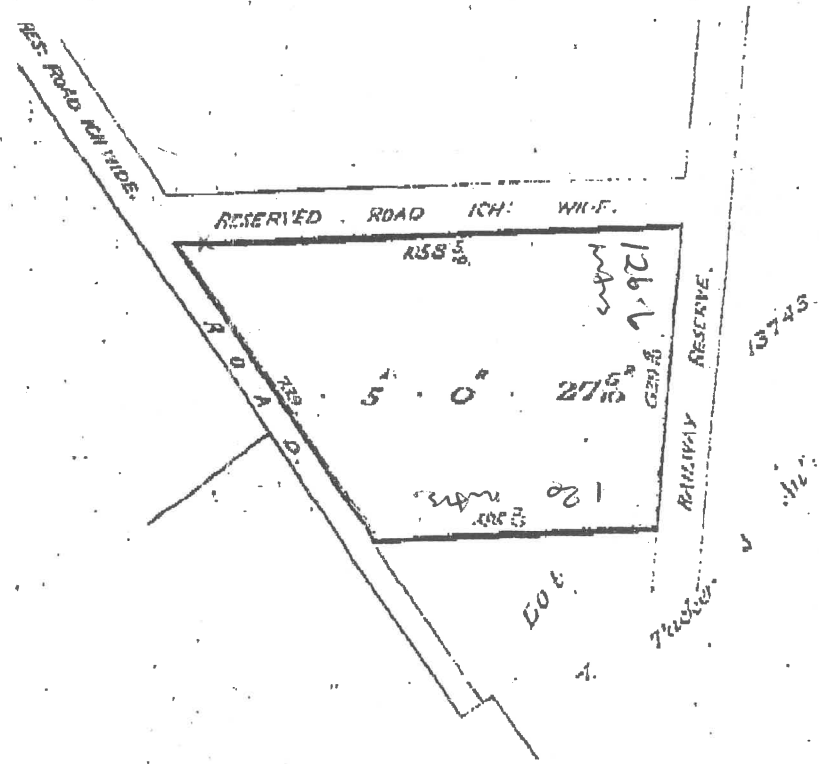
FIRST SCHEDULE (continued overleaf)

ERNEST ROBERT ARMSBY of Railton, Cabinet Maker,  
WILLIAM ARMSBY of Railton, Cabinet Maker and  
WILLIAM BRISTOW of Railton, Labourer.  
AS TENANTS IN COMMON IN EQUAL SHARES.

*M. Hutchinson*

SECOND SCHEDULE (continued overleaf)

Nil.



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Planning Administration  
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Part of Lot 13743 - Gtd. to B.G.Clark - Meas. in Links. 163/1D.

FIRST Edition. Registered 11 JUN 1970

Derived from C.T. Vol. 476. Fol. 174. Transfer 128607 H.R.Wells.