

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 116 / 2025
ADDRESS:	11 Masons Point Road, Eaglehawk Neck (CT: 143218/1)
DESCRIPTION:	Residential – Construction of an Outbuilding

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

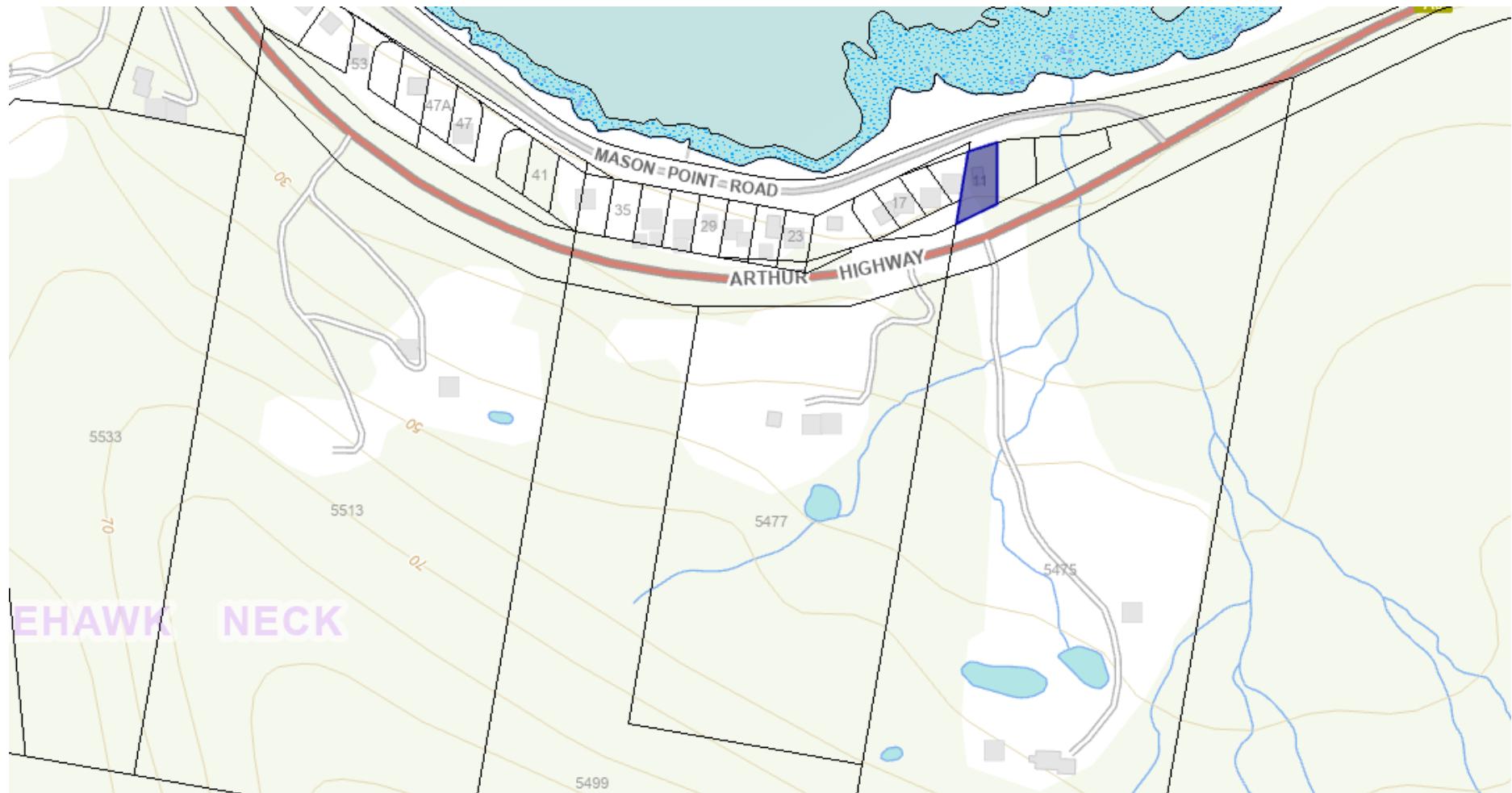
<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **30th January 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **30th January 2026**. Late representations will not be considered.



Blake Repine
General Manager
Date: 16 January 2025

DA 116 / 2025, 11 Masons Point Road, Eaglehawk Neck (CT: 143218/1) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 30th January 2026
The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	Samantha Folmer		
POSTAL ADDRESS			POSTCODE
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS			POSTCODE
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition
<input checked="" type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition
<input type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)
<input type="checkbox"/> Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?* E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No

PRESENT USE OF LAND/ BUILDING(S)*
Residential dwelling

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	11 Mason Point Road EAGLEHAWK NECK TAS		
CERTIFICATE OF TITLE: FOLIO NUMBER	143218	LOT NUMBER	1

FLOOR AREA*			
Existing floor area (square metres):		Proposed floor area (square metres): 54	
CAR PARKING*			
Number existing 2		Number proposed	

SITE CONTAMINATION*			
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*			
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*			
Does the proposal require any vegetation removal? If yes, provide details on the site plan.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*			
Value of work (inc. GST)		\$ 8,000.00	

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Samantha Folmer
DATE	08/12/2025

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Samantha Folmer
DATE	08/12/2025
NAME/S OF OWNER/S NOTIFIED	
DATE	08/12/2025

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

<p>If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).</p>	
DECLARATION	<p>I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.</p>
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/> <hr/> <hr/> <hr/>			
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections and filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development

Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)

Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale

Shows the location of the proposed development including setback distances from boundaries

Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development

Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site

Information about connections to utilities (water, sewer, electricity)

Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report

Traffic Impact Assessment

Natural Values Assessment

Onsite Wastewater Assessment

Dated: 08/12/2025

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.

If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

OWNER CHRISTOPHER JOHN BROWN &
KATIE DEE BROWN

FOLIO REFERENCE C.T. 29699-15
24-8-3
GRANTEE PART OF LOT 33660 GRANTED TO
RAYMOND ARTHUR ROBINSON

PLAN OF SURVEY

BY SURVEYOR TONY WOOLFORD
LOCATION 72 GRAHAMS ROAD, MT. RUMNEY, 7170
Phone 6248 5224

LAND DISTRICT OF PEMBROKE
PARISH OF TARANNA

SCALE 1: 500

LENGTHS IN METRES

REGISTERED NUMBER

SP143218

APPROVED
EFFECTIVE FROM 10 JUN 2005

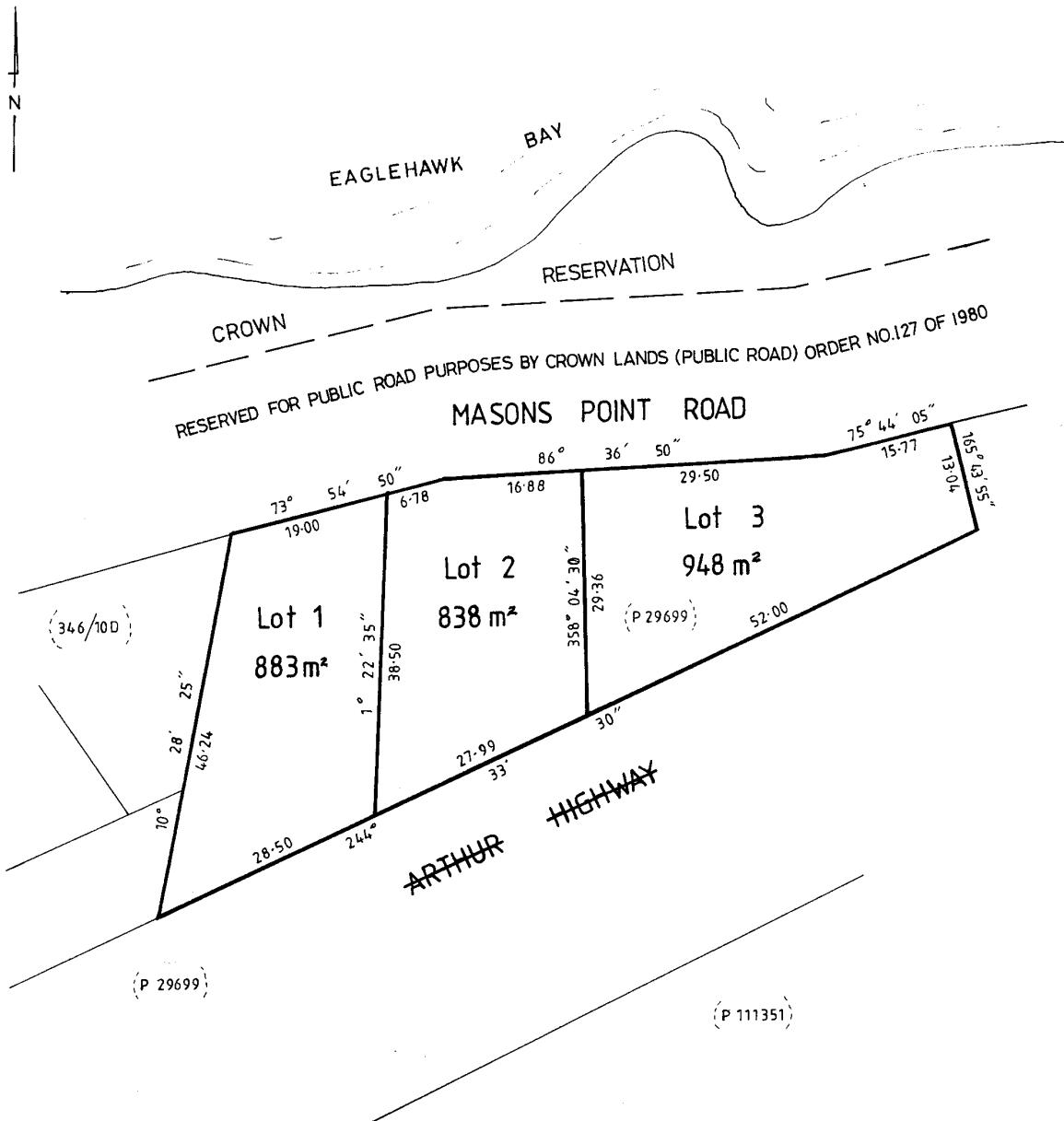
Nic Kawa
Recorder of Titles

MAPSHEET MUNICIPAL
CODE No. 126 (5623)

LAST UPI No 3205536

LAST PLAN
No. P29699

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



[Signature]
COUNCIL DELEGATE 26.3.05
DATE

(1-1)

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
143218	1
EDITION	DATE OF ISSUE
4	31-Aug-2021

SEARCH DATE : 08-Dec-2025

SEARCH TIME : 08.36 am

DESCRIPTION OF LAND

Parish of TARANNA Land District of PEMBROKE

Lot 1 on Sealed Plan [143218](#)

Derivation : part of Lot 33660 gtd.to R.A.Robinson.

Prior CT [29699/15](#)**SCHEDULE 1**[M787914](#) TRANSFER to
Registered 31-Oct-2019 at noon**SCHEDULE 2**Reservations and conditions in the Crown Grant if any
SP [143218](#) FENCING PROVISION in Schedule of Easements
[E274306](#) MORTGAGE to Commonwealth Bank of Australia
Registered 31-Aug-2021 at 12.01 pm**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

LEGEND

1. SW CONNECTION
2. DOWN PIPE
3. EXISTING RAIN WATER TANK
4. V-DRAIN

COPYRIGHT: THE
AUTHORSHIP AND INTELLECTUAL
PROPERTY RIGHTS RELATING TO
ANY ATTACHED DOCUMENTS OR
DRAWINGS, UNLESS
SPECIFICALLY STATED
OTHERWISE, REMAIN WITH
SAFOLMER BUILDING DESIGNER
OR THE IDENTIFIED AUTHOR
AND ARE ONLY TO BE USED IN
ASSOCIATION WITH THE
PROJECT FOR WHICH THEY
WERE PREPARED

NOTES:

1. THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS, DOOR & WINDOW SPECIFICATIONS AND SELECTIONS
2. TIMBER AND / OR STEEL MEMBERS TO BE PROVIDED IN ACCORDANCE TO ENGINEERS DETAILS.
3. ALL GLAZING TO BE IN ACCORDANCE WITH AS 1288
4. ALL TIMBER FRAMING IS TO BE IN ACCORDANCE WITH AS 1684 AND ENGINEERS DETAILS
5. ALL WORKS TO COMPLY WITH THE AS/NZ BCA AND LOCAL COUNCIL REGULATIONS AND BY LAWS.
6. ALL DIMENSIONS AND ANY GIVEN LEVELS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE, DO NOT SCALE DRAWINGS – IF IN DOUBT ASK
7. ALL WORK TO BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH AS/NZ BCA REQUIREMENTS AND LOCAL COUNCIL REGULATIONS AND BY LAWS. ALL PLUMBING FIXTURES TO BE CONNECTED TO COUNCIL APPROVED H.C.D.
8. SUPPLY + INSTALL (HARD WIRED) SMOKE ALARMS IN ACCORDANCE TO AS 3786.
9. ALL EXPOSED STRUCTURAL STEELWORK SHALL BE HOT DIP GALVANISED
10. SOIL CLASSIFICATION: REFER SOIL REPORT (WHERE RELEVANT)
11. ALL WORK TO COMPLY WITH THE WHS ACT. ANY PRESENT OR PREDICTED SAFETY RISKS TO BE REPORTED TO THE BUILDING DESIGNER IMMEDIATELY.
12. WET AREAS TO BE WATER PROOFED AS PER INSTALLATION REQUIREMENTS OF AS 3740 – INSTALLER TO PROVIDE CERTIFICATION

SAFOLMER

BUILDING DESIGNER

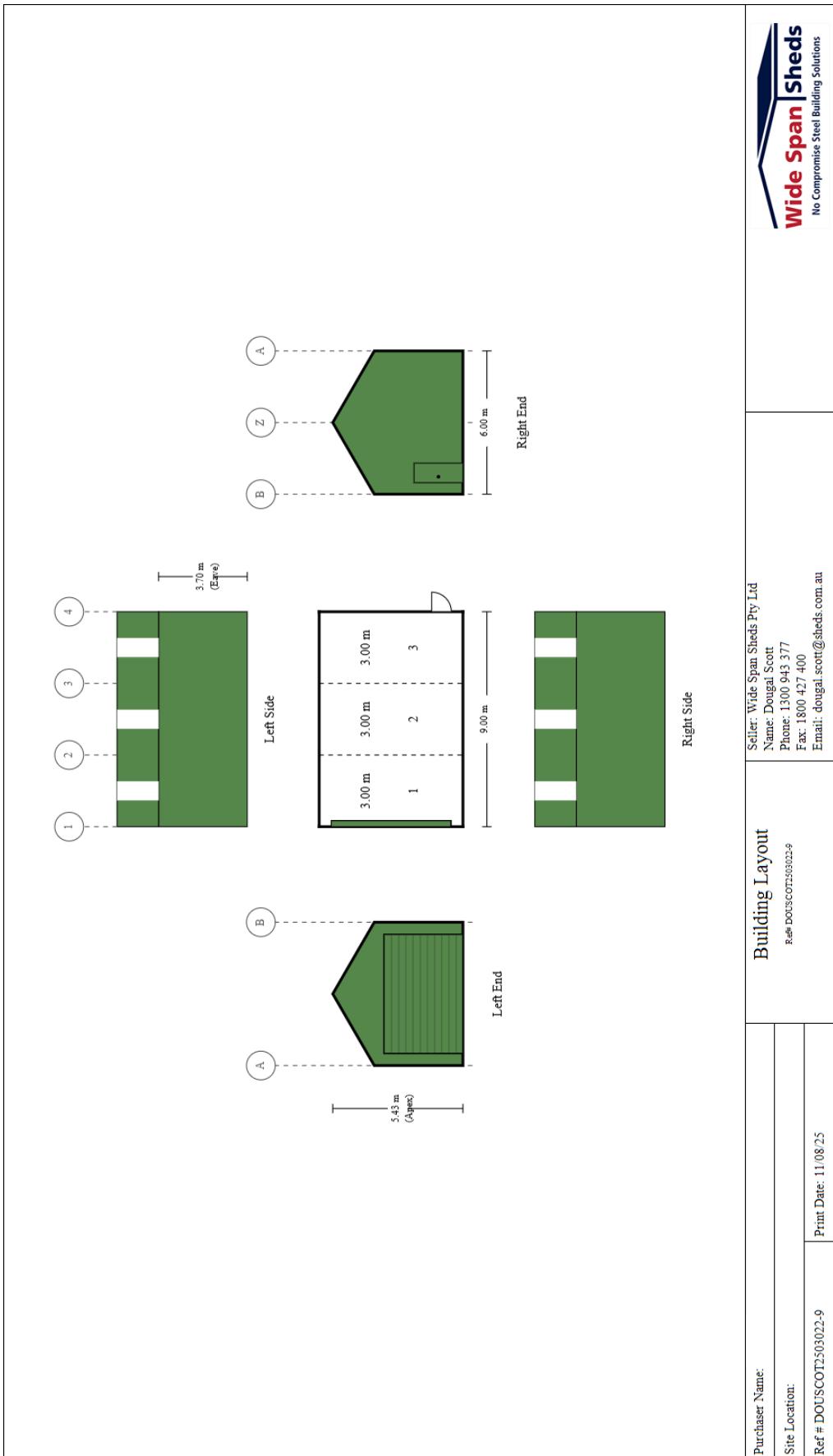
46 SNOWY VIEW HEIGHTS
HUONVILLE, TAS 7109
P. 0400 433 291
E. sam.folmer@gmail.com
ACCREDITATION# CC6425

PROJECT:
NEW SHED
11 MASON POINT ROAD,
EAGLE HAWK NECK TAS 7179



PROJECT NORTH

JOB №	J1045	SCALE	1:200 @ A3	DRAWING	SITE & DRAINAGE PLAN	DRAWING NUMBER	NAME	ADDRESS	DRAWING REVISION
DRAWN BY	SF	DATE	21/11/2025	01				11 MASON POINT ROAD, EAGLEHAWK NECK, TAS, 7179	



Purchaser Name:

Site Location:

Ref # DOUSCOT2503022-9

Seller: Wide Span Sheds Pty Ltd

Name: Dougal Scott

Phone: 1300 943 377

Fax: 1800 427 400

Email: dougal.scott@sheds.com.au

Print Date: 11/08/25



www.sheds.com.au



NO COMPROMISE STEEL BUILDING SOLUTIONS

Location & Orientation for Determining the Design Criteria

