



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500124
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### Property Details

<b>Property Location</b>	14 Coachman Court Kempton
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling and Outbuilding
<b>Advertising Commencement Date</b>	17/9/25
<b>Advertising Closing Period</b>	1/10/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

Proposed  
use/development:  
(Provide details of  
proposed works and use).

Car garage: 7.5 MTRS x 6 MTRS x 3.5 MTRS  
High  
Gable truss roof  
Single dwelling - 157.93m<sup>2</sup> - Brick veneer  
colorbond roof

Location of  
Development:  
(If the development  
includes more than one  
site, or is over another  
property include address  
of both Properties).

14 Coachman Court Kempton TAS 7030

Certificate of Title/s  
Volume Number/Lot  
Number:

Lot 15 on sealed plan 185677

Land Owners Name:

Joel Christie  
Lorissa Davidson

Full Name/s or Full Business/Company Name

Applicant's Name:

Joel Christie  
Lorissa Davidson

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence:

Telephone or Mobile: Joel 0438836858 Lorissa 0400627520

Email address: joel.christie075@gmail.com  
lorissa.davidson88@gmail.com

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details

Tax Invoice for  
application fees to be  
in the name of:  
(if different from  
applicant)

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 373,041





Land Owner(s) Signature

*[Signature]*

Land Owners Name (please print)

Joel Andrew Christie  
Lorissa Davidson

Date

8/9/2025

## PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



Proposed Dwelling and Outbuilding at 14 Coachman Court (Lot 15), Kempton

Proprietor Mr Joel Christie & Ms L Davidson

Designer - Tony Mathers CC1345F

Structural Engineer -

Building Surveyor -

Energy Assessment -

Builder -

Site Assessment -

Soil Classification -

Wind Load Classification -

Climate Zone - 7

Certificate of Title 185677/15

Planning Approval -

Land Use Zoning - Village

Dwelling Floor Area: 191m2 (measured to the outside of external walls)

Outbuilding Floor Area: 46m2 (measured to the outside of external walls)

Site Area - 3431 m2

Percentage of site covered 7%

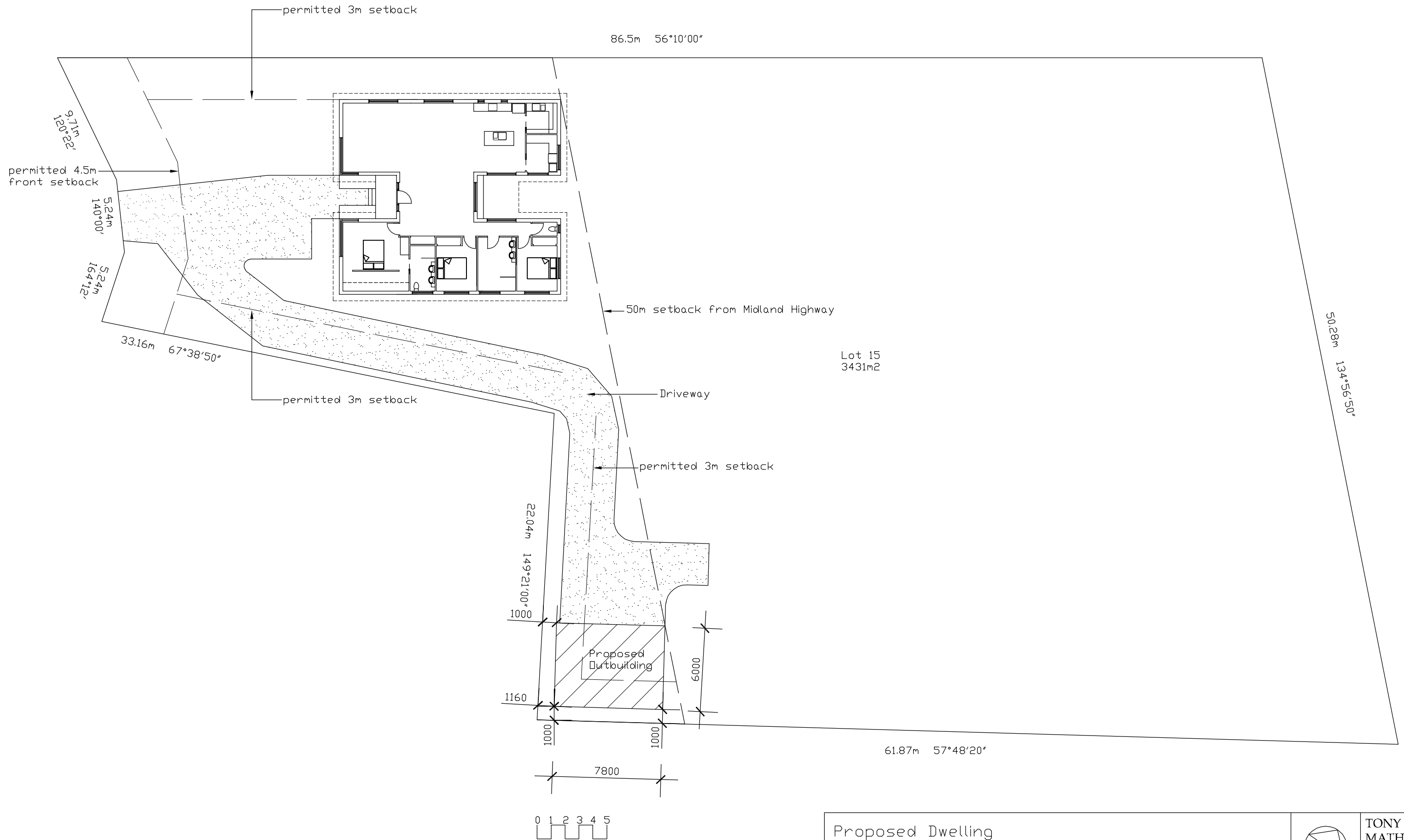
Overlays -

Description of development - Single Storey Dwelling and detached Outbuilding.

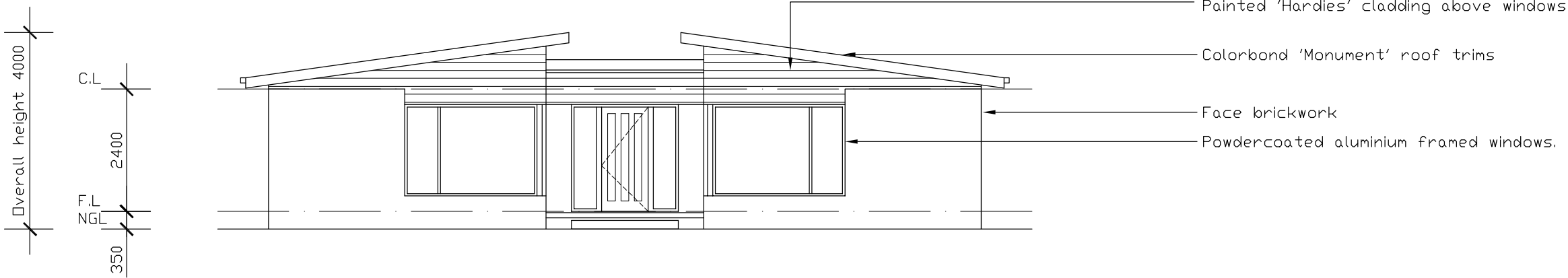
Drawing Schedule (Drawings printed to A3 size)

- 1 Site Plan
- 2 Floor Plan
- 3 Elevations
- 4 Shed Elevations & Floor Plan

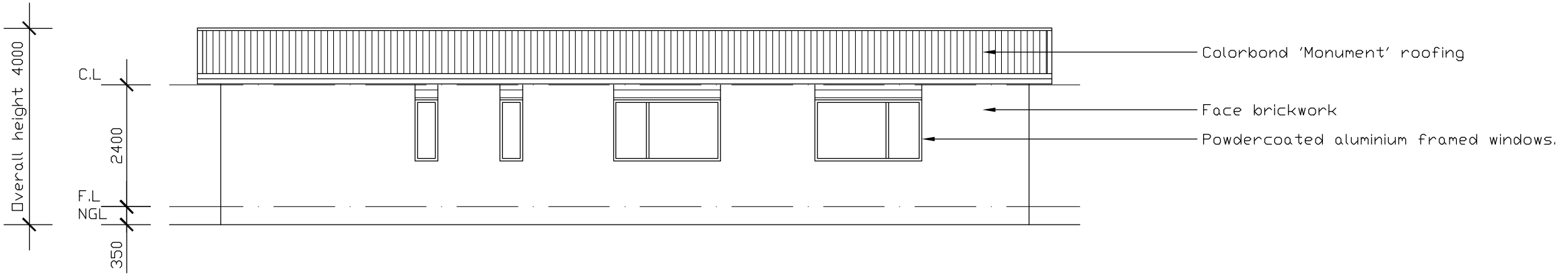




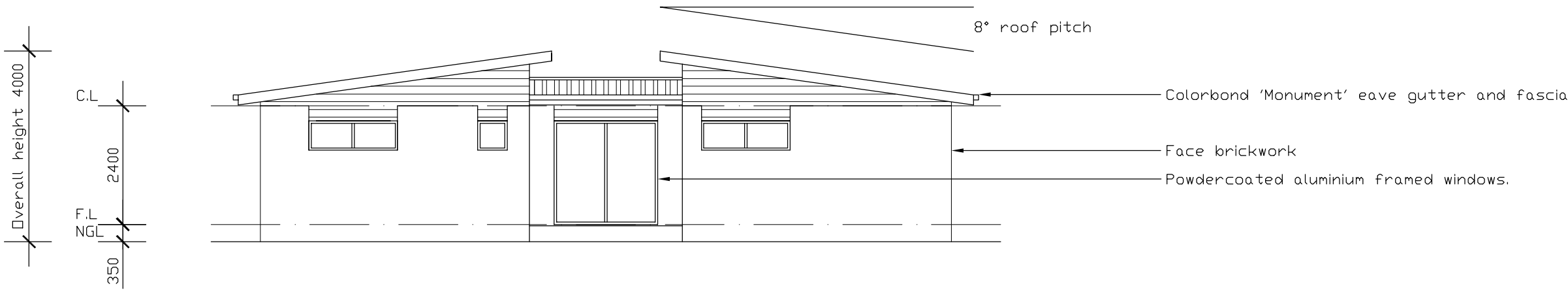
South/West Elevation



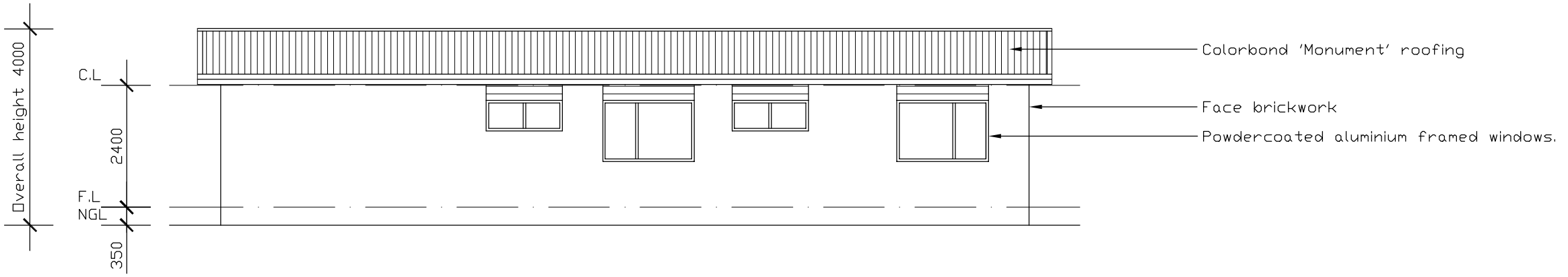
North/West Elevation



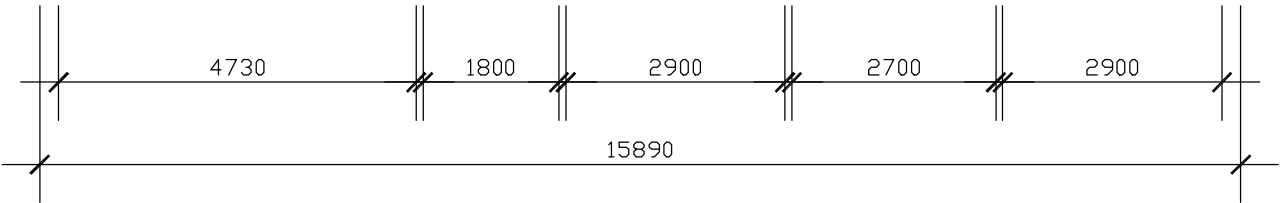
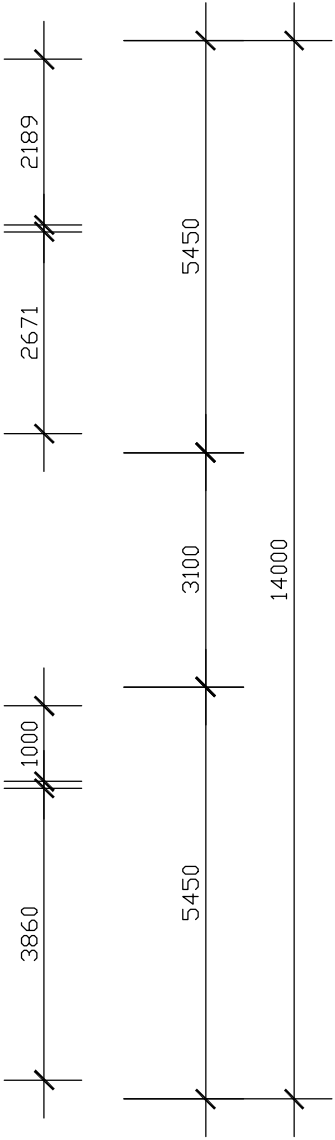
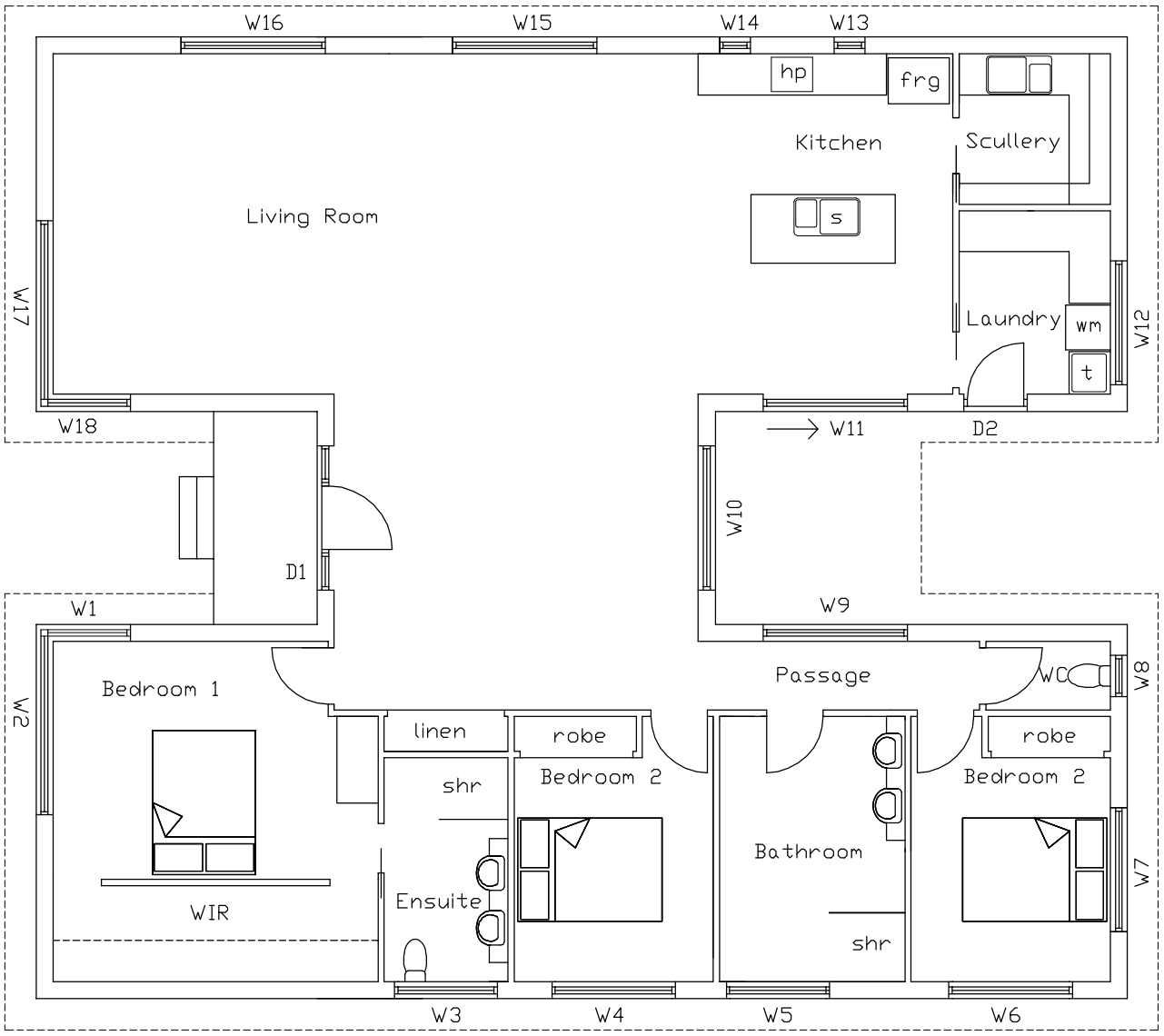
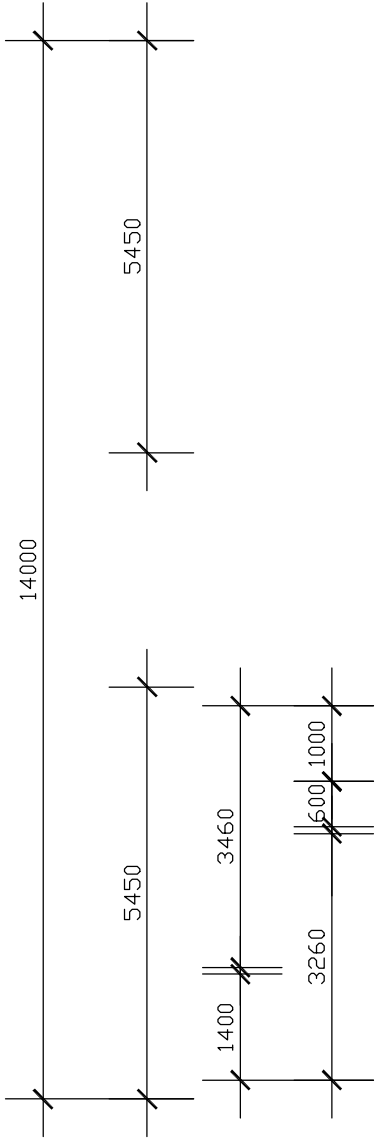
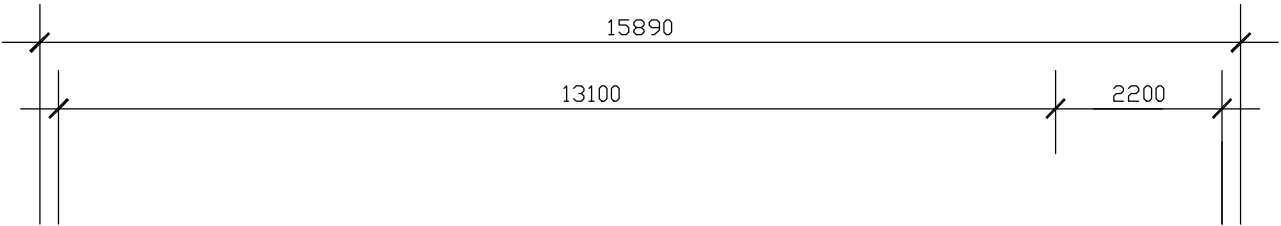
North/East Elevation




South/East Elevation

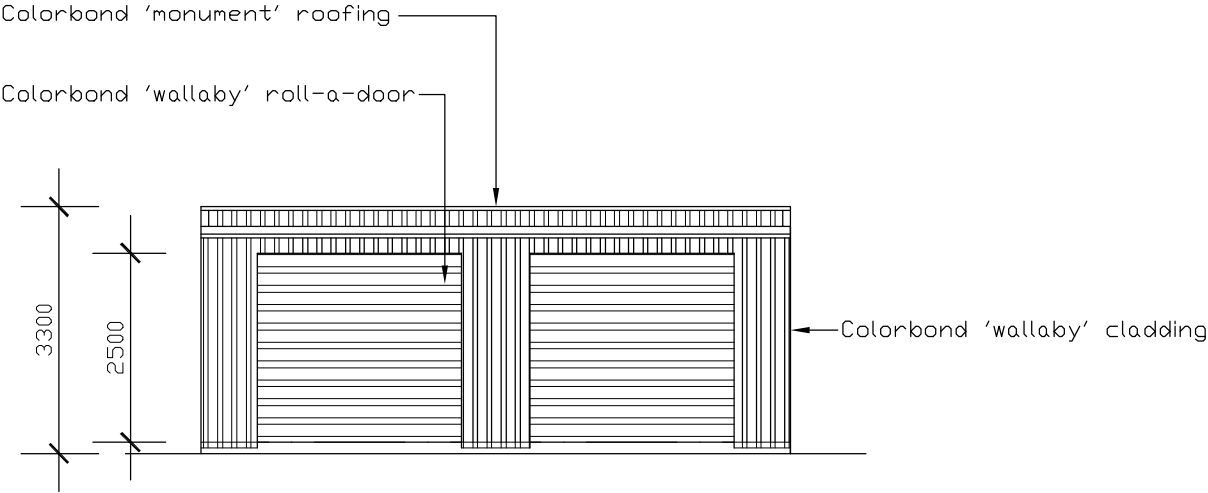




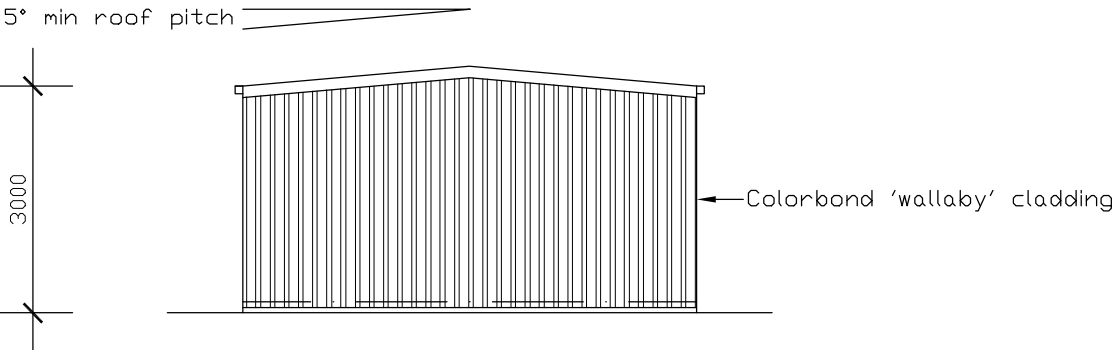


Floor area to the outside of external walls 191m2

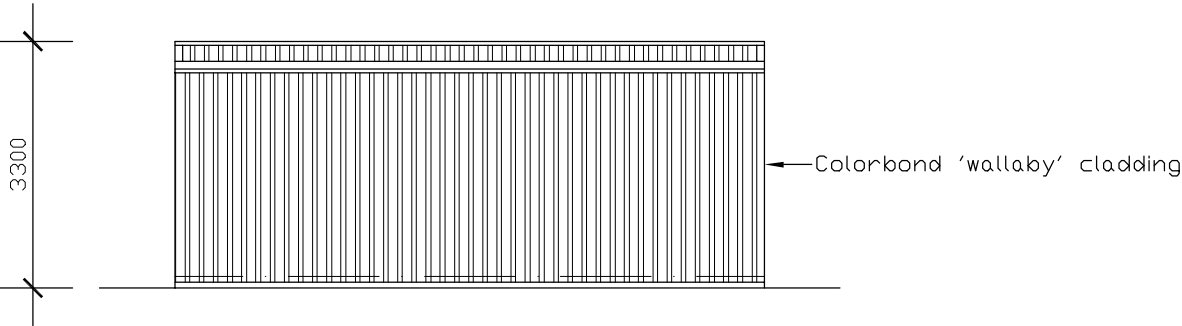
Proposed Dwelling At 14 Coachman Court (Lot 15), Kempton For Mr J Christie & Ms L Davidson				TONY MATHERS Accredited Designer CC1345F 0408448448
Floor Plan	1:100	7/9/25		
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE				



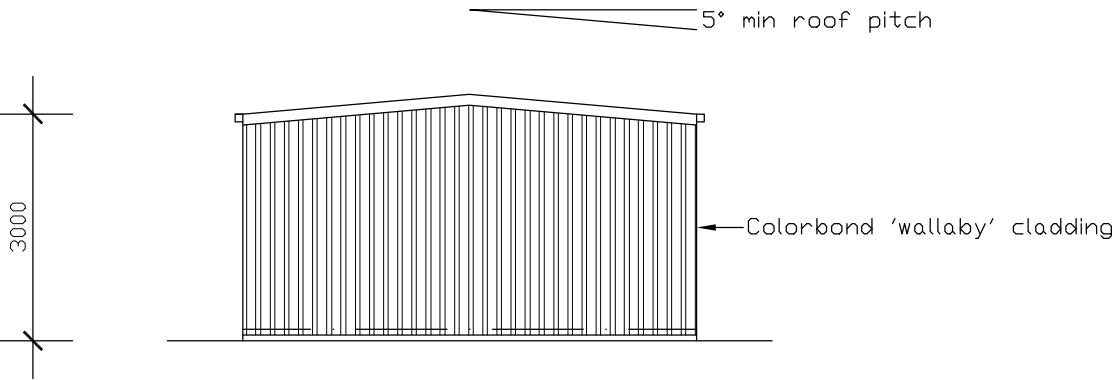
North Elevation



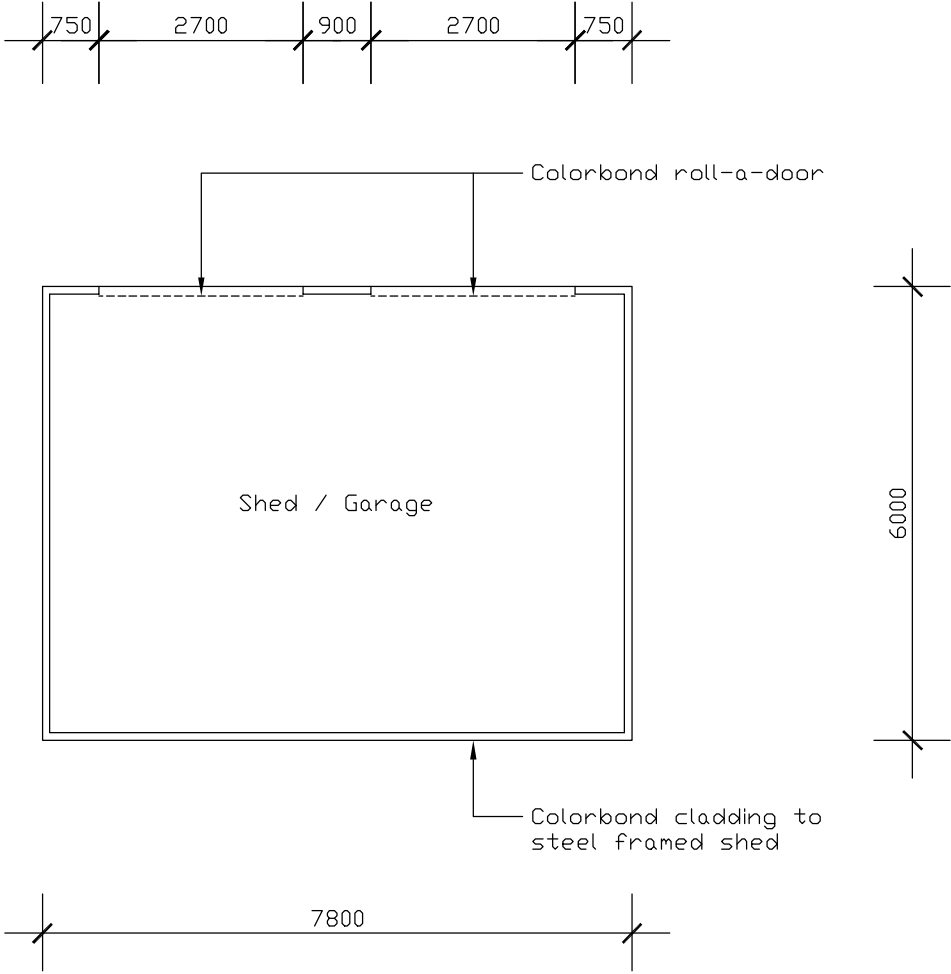
West Elevation



South Elevation



East Elevation



Floor Plan

Proposed Dwelling  
At 14 Coachman Court (Lot 15), Kempton  
For Mr J Christie & Ms L Davidson



TONY  
MATHERS  
Accredited  
Designer  
CC1345F  
0408448448



Southern Midlands Council

7 September 2025

71 High Street Oatlands

Attention Planning Department,

**Planning application for variation to side boundary setbacks for an Outbuilding at 14 Coachman Crt.**

Documents are provided for a single storey dwelling and ancillary outbuilding at 14 Coachman Court, Kempton. The site at Coachman Court has an area of 3431 m<sup>2</sup> however due to a setback covenant of 50m from the boundary of the Midland Highway the developable land area is reduced to 954m<sup>2</sup>.

The dwelling situated parallel to the northern boundary has been designed to comply with the accepted parameters of the Village Zone of the Planning Scheme.

Due to the size of the site it is necessary to have equipment to maintain this artificially large site. The Outbuilding is intended to provide secure storage of vehicles and equipment storage.

The configuration of the site limits the potential space to locate the Outbuilding, the intended location is in the southern internal corner of the site. Variation is sought to reduce the setbacks from 3m to 1m parallel to the rear boundary and 1m to 1.2m on the short side.

The wall heights of the Outbuilding is 3m with a ridge height of 3300 allowing a minimum roof pitch of 5 degrees.

No business or activity will be carried out within the shed, no undue nuisance will be created by the proposed shed.

I trust that this application for a 'Dwelling' which meets the prescriptive standards and the sought variation to the setbacks to allow placement of an Outbuilding are deemed acceptable by the Planning Department.

The applicant shall provide land owners consent from the subdivision vendors or alternatively shall provide an updated Folio Text reflecting their purchase. Joel to also include Schedule of Easements for the Title.

If you require any further information, please contact the applicant, Joel Christie. All invoices for payment are to be sent directly to the applicant Joel Christie.

Kind Regards, Tony Mathers

62448448 or 0408448448

### SEARCH OF TORRENS TITLE

VOLUME 185677	FOLIO 15
EDITION 1	DATE OF ISSUE 06-Mar-2024

SEARCH DATE : 31-Jul-2024

SEARCH TIME : 10.52 AM

### DESCRIPTION OF LAND

Town of KEMPTON

Lot 15 on Sealed Plan 185677

Derivation : Part of Lot 35567, 3A-2R-30P Gtd. to Murray Jones  
& Sons Pty Ltd and Part of 700A-0R-0P Loc. to Whickam

Whitchurch

Prior CTs 183234/1 and 110689/1

### SCHEDULE 1

MURRAY JONES & SONS PTY LTD

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP185677 COVENANTS in Schedule of Easements  
SP185677 FENCING PROVISION in Schedule of Easements  
24/68 CONVEYANCE Made Subject to Conditions

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER: MURRAY JONES &amp; SONS PTY LTD</p> <p>FOLIO REFERENCE: C.T.183234/1 CT 110689/1</p> <p>GRANTEE: PART OF 700-0-0 LOC TO WHICKAM WHITCHURCH. &amp; PART OF LOT 35567 (3A-2R-3OP) GTD TO MURRAY JONES &amp; SONS PTY LTD</p>	<h3>PLAN OF SURVEY</h3> <p>BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au</p> <p>LOCATION: <b>TOWN OF KEMPTON</b></p> <p>SCALE 1:1500      LENGTHS IN METRES</p>	<p>Registered Number <b>SP 185677</b></p> <p>APPROVED EFFECTIVE FROM .....6.MAR.2024.....</p> <p><i>Rein</i> Recorder of Titles</p>
<p><b>PRIORITY FINAL PLAN</b></p> <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p> <p>REGISTERED LAND SURVEYOR: <i>Tony Woolford</i>      16-08-23      Date</p> <p>Council Delegate: <i>[Signature]</i>      26/9/23      Date</p> <p>REF: D2032</p>		

