



Public Notice Details

Planning Application Details

Application No	DA2500135
-----------------------	-----------

Property Details

Property Location	102 Main Street Kempton
--------------------------	-------------------------

Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	8/10/25
Advertising Closing Period	22/10/25
<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. 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
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).

To construct a 6m x 6m x 2.4m wall height
shed with a 22.5 deg pitch. Colours to match
existing home. Shed will be used as a
garden/garden storage shed (Plant
As a registered bee keeper, to store & harvest honey.)

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

102 Main Street, Kempton 7030
(Lot 26 as per supplied layout)

Certificate of Title/s
Volume Number/Lot
Number:

Lot 26, Registered no 54518

Land Owners Name:

Chris + Sanna Leaman

Full Name/s or Full Business/Company Name

Applicant's Name:

Christopher Leaman

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

Contact details:

Postal address for correspondence: 102 Main Street, Kempton
7030

Telephone or Mobile:

0467 250 601

Email address:

leamans.wesc.net.au

(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

\$ 13,000.00

**For Commercial Planning Permit Applications Only**

Signage:

Is any signage proposed?

Yes

☐

No

☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

☐
Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

JANNA LEAMAN

Date

21/9/2025

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.

Chris Leaman
102 Main Street
Kempston.

I am requesting approval of a 6x6m garden/work shed on my property and am seeking an adjustment to the side boundary to 1.5mtrs. The reason for this is due to the proximity of another shed/garage on the property. By going to 3mtrs reduces the access to the rear of the property and I feel that 3mtrs is excessive and a waste of usable space. I would also have to remove two well established trees to achieve this.

In regards to placing another shed when I already have a large shed and two smaller sheds on the site, the new shed is to be used for my two hobbies, namely as a registered bee keeper, so as to keep the equipment clean and an area to safely process the honey and for plant propagation. The two smaller sheds are used for storage and the large shed is used for wood & metal work.

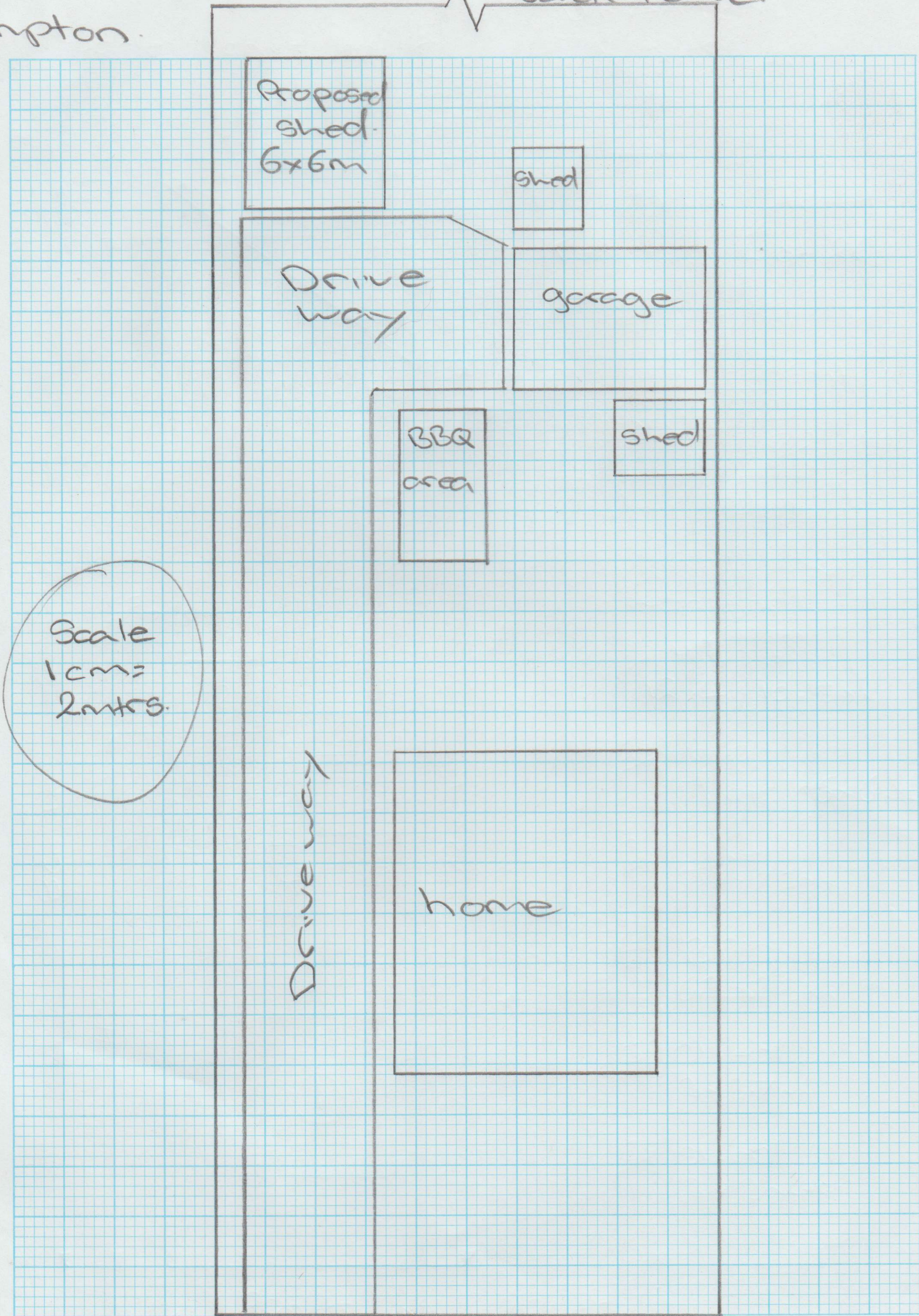
I am trying to look at this aesthetically and in a way to please the council's planning and heritage officers.

Kind regards
Chris Leaman, B.W.R 21.9.25.

102 Main st
Kempston.

continues to
back fence

Page 1

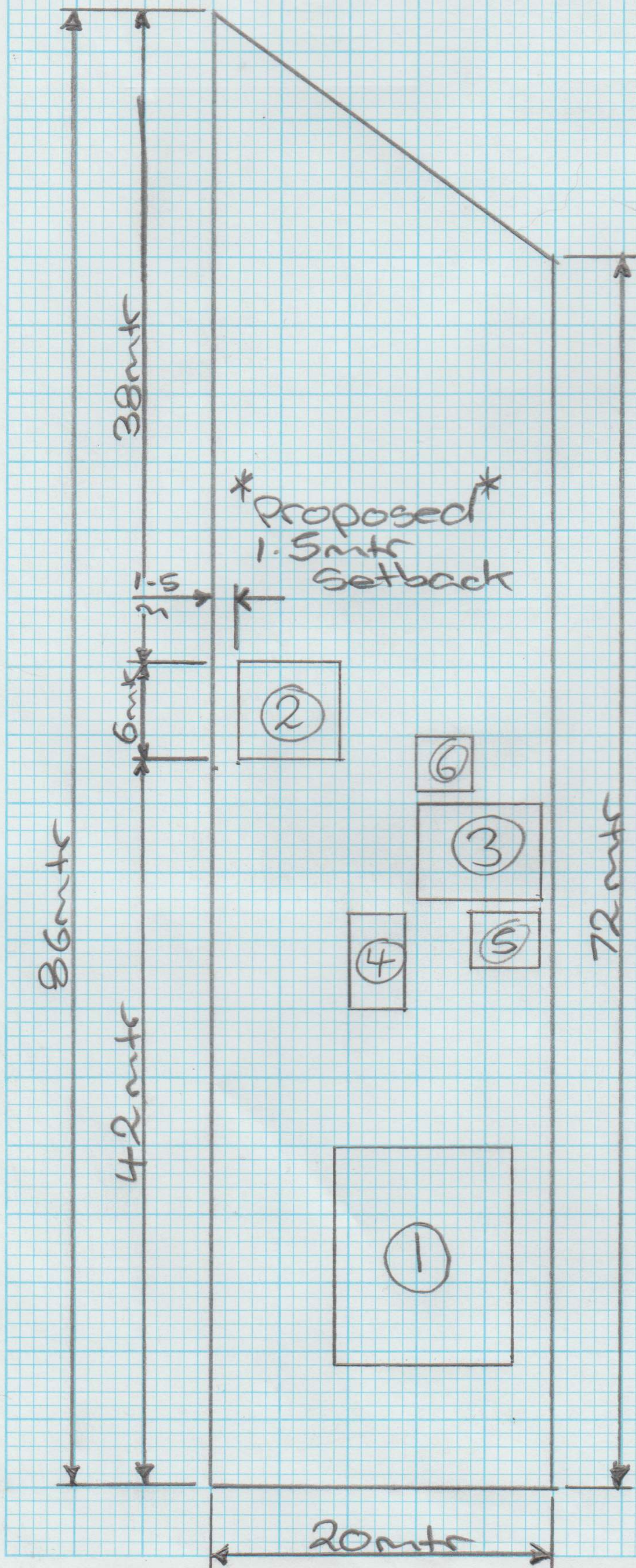


each block = 0.8mtr

all noted
Dimensions
in mtr's

Scale 1cm = 4mtr

Page 2



102 Main Street
Kempton, Lot 26

Front = 20mtr
Long
Side = 86mtr
Short
Side = 72mtr

Legend

- 1/ House
12.4 x 10.5m
- 2/ Proposed
Shed 6 x 6mtr
- 3/ Shed
5.5 x 7.5m
- 4/ BBQ area
6.3 x 3.3m
- 5/ Shed
3 x 3.7m
- 6/ Shed
3 x 3mtr

Scale

3cm = 1mtr

102 Main St
Kempston

SMC - KEMPTON

RECEIVED

30/9/2025

Totally open plan
floor of 36mtr's
square.

Wall height of 2.4m
+ 22° pitch roof
with an oppose height
of 3.7mtrs.

no windows or
roller doors.

only a single access door.

Shed will
be a prefabricated
engineered design.

Constructed of
galvanised iron
purlins &
finished in
colourbond steel.

Wall colour to
be "Classic Cream"

Roof colour to
be "Ironstone"

Scale
3cm = 1mtr

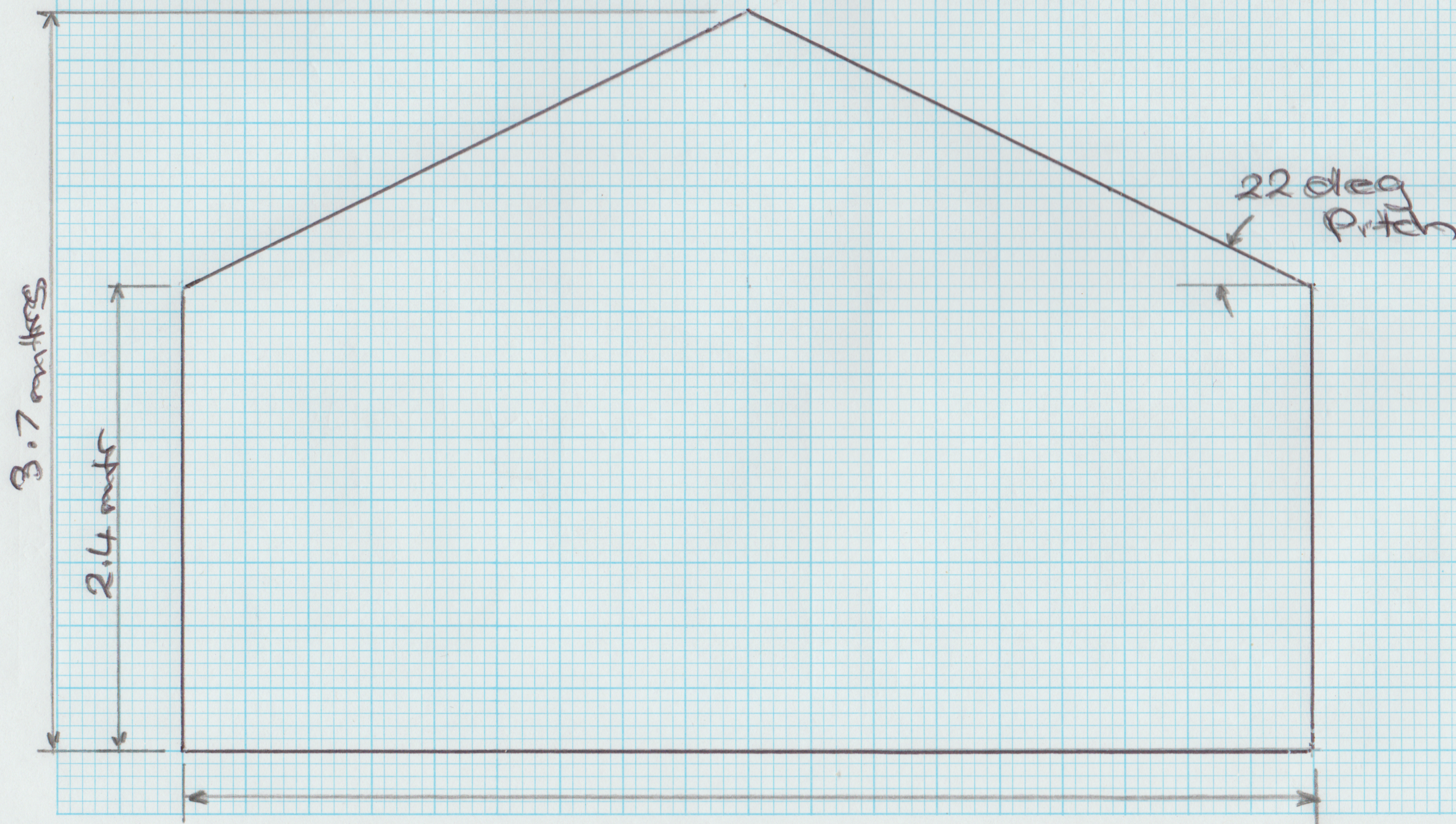
102 Main st
Kempston

SMC - KEMPTON

RECEIVED

30/9/2025

End elevation
Plan



102 Main St
102 Main Street Kempton

Proposed
shed



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 5 m

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 54518	FOLIO 26
EDITION 8	DATE OF ISSUE 13-Jul-2017

SEARCH DATE : 19-Sep-2025
SEARCH TIME : 01.59 PM

DESCRIPTION OF LAND

Town of KEMPTON
Lot 26 on Plan 54518 (formerly being P276)
Derivation : Part of 10A-0R-13Ps Gtd to J Hadden
Prior CT 2015/47

SCHEDULE 1

M638395 TRANSFER to CHRISTOPHER WAYNE LEAMAN and JANNA
CATHERINA MARIA LEAMAN Registered 13-Jul-2017 at 12.
01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E97448 MORTGAGE to Commonwealth Bank of Australia
Registered 13-Jul-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Property ID
5464736

reg cert of title
+ schedule of
easments.

