

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2026-0060

Address

103 SUMMERLEAS RD FERN TREE TAS 7054

Titles

60107/23

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

I spoke with two different duty planners at HCC. They confirmed that planning approval was required. I have included all the information they advised to include.

Applicant

Personal Information Removed

Owners

Personal Information Removed

Certificate(s) of Title

Selected Titles

60107/23

Total Area: 1619m²

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- Yes - enter owner details below
 No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Kristine Ann Hartmann, Klaas Hartmann

Enter the date that the last owner, joint or part owner was notified

01/02/2026

Declaration

- I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
 No - continue to the next section - see further information below
 Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
 No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
 No - continue to the next section
 Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
 No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
 I want to use the property for visitor accommodation
 I want to subdivide
 I want to undertake a new development or alteration
 I want to do a minor boundary adjustment
 I want to put up a sign(s)
 I want to demolish
 I want to do works only
 Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- Yes
 No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
 No
 Unsure

Is the proposed use or development permitted or discretionary?

- Permitted

Discretionary

Unsure if permitted or discretionary

Provide a full description of the proposed use or development

The proposed development submitted is for a 34.65m² single story class 10a kit shed. This work is category 1 (low risk) as per Director's Determination – Categories of Building and Demolition Work .

Planning approval is required as the setback from the side/rear boundaries is less than 10m. The proposed shed is consistent with the broader area with many sheds having been constructed close to rear and side boundaries.

Will the proposed use or development involve a road reserve?

Yes - complete the section below

No - continue to the next section

Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

17000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	18 Feb 2026	Details	Supporting information	Dr Klaas Hartmann
1	18 Feb 2026	Property Title Document	0 Folio Text 60107_0_23.pdf	Dr Klaas Hartmann
1	18 Feb 2026	Property Title Document	0 FOLIO PLAN 60107_0_23.pdf	Dr Klaas Hartmann
1	18 Feb 2026	Property Title Document	1 FOLIO PLAN 60107_0_23.pdf	Dr Klaas Hartmann
1	18 Feb 2026	Property Title Document	1 SURVEY NOTES 60107_0_23.pdf	Dr Klaas Hartmann

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

SEARCH OF TORRENS TITLE

VOLUME 60107	FOLIO 23
EDITION 8	DATE OF ISSUE 01-Sept-2023

SEARCH DATE : 18-Feb-2026

SEARCH TIME : 08.04 am

DESCRIPTION OF LAND

City of HOBART

Lot 23 on Diagram [60107](#) (formerly being 23-30NS)

Derivation : Part of Lot 9563 Gtd to E. Kemp.

Prior CT [2324/82](#)

SCHEDULE 1

[M225171](#) TRANSFER to KRISTINE ANN HARTMANN and KLAAS HARTMANN
Registered 29-Apr-2009 at 12.01 pm

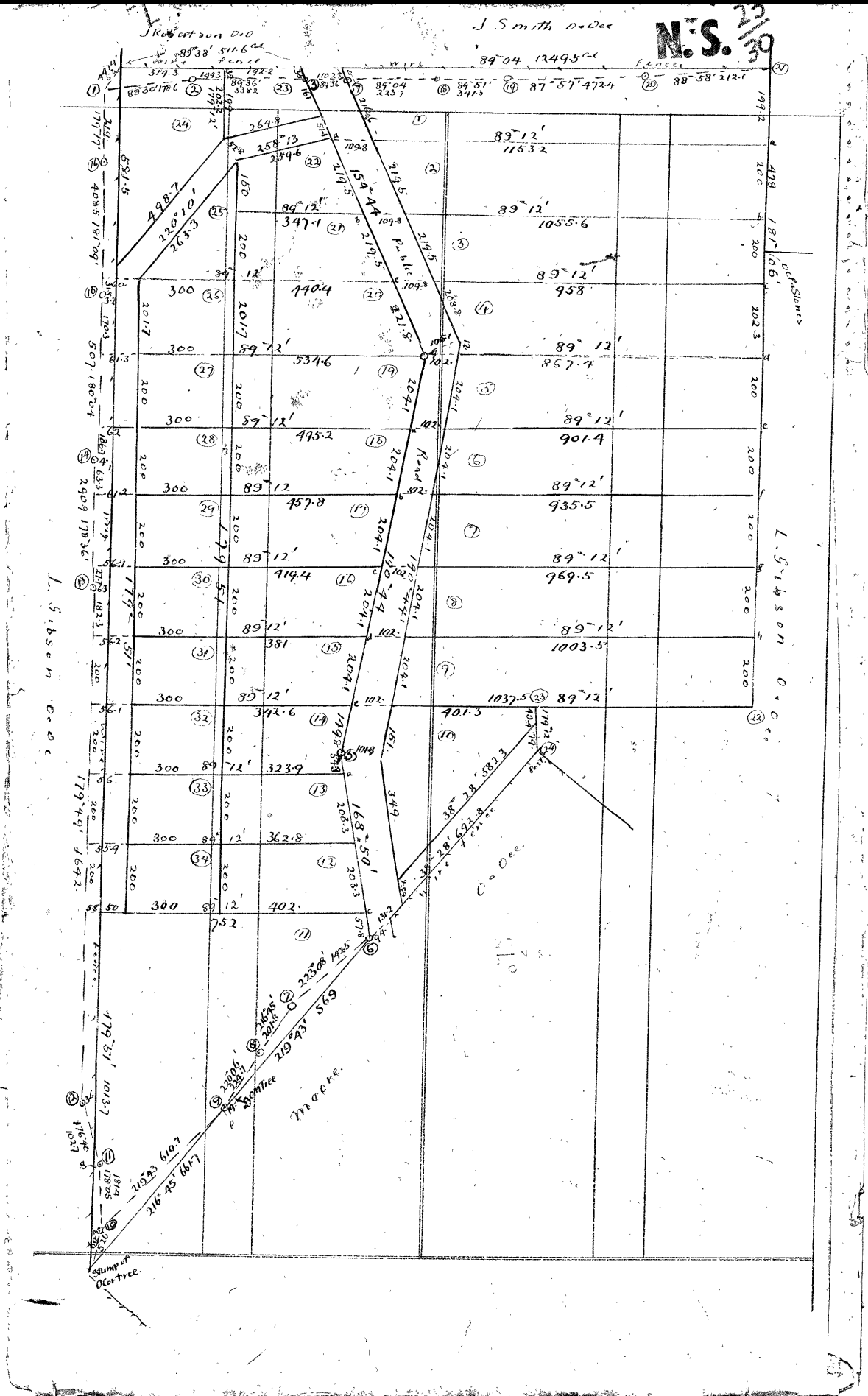
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E358314](#) MORTGAGE to Westpac Banking Corporation Registered
01-Sept-2023 at 12.01 pm

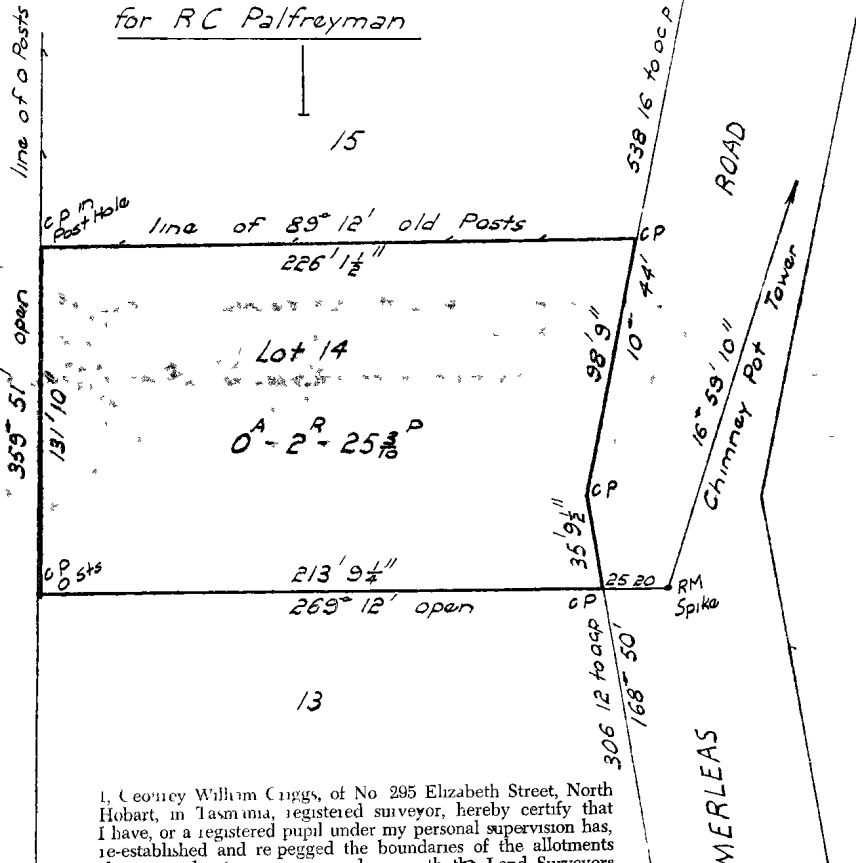
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



60107

CITY OF HOBART
Scale 50 feet to an inch
Repeg Survey of CT 2677/98
Lot 14 on Plan 23/30Ns
for RC Palfreyman



I, Geoncy William Ciggs, of No 295 Elizabeth Street, North Hobart, in Tasmania, registered surveyor, hereby certify that I have, or a registered pupil under my personal supervision has, re-established and repegged the boundaries of the allotments shown on this tracing in accordance with the Land Surveyors By-Laws 1966

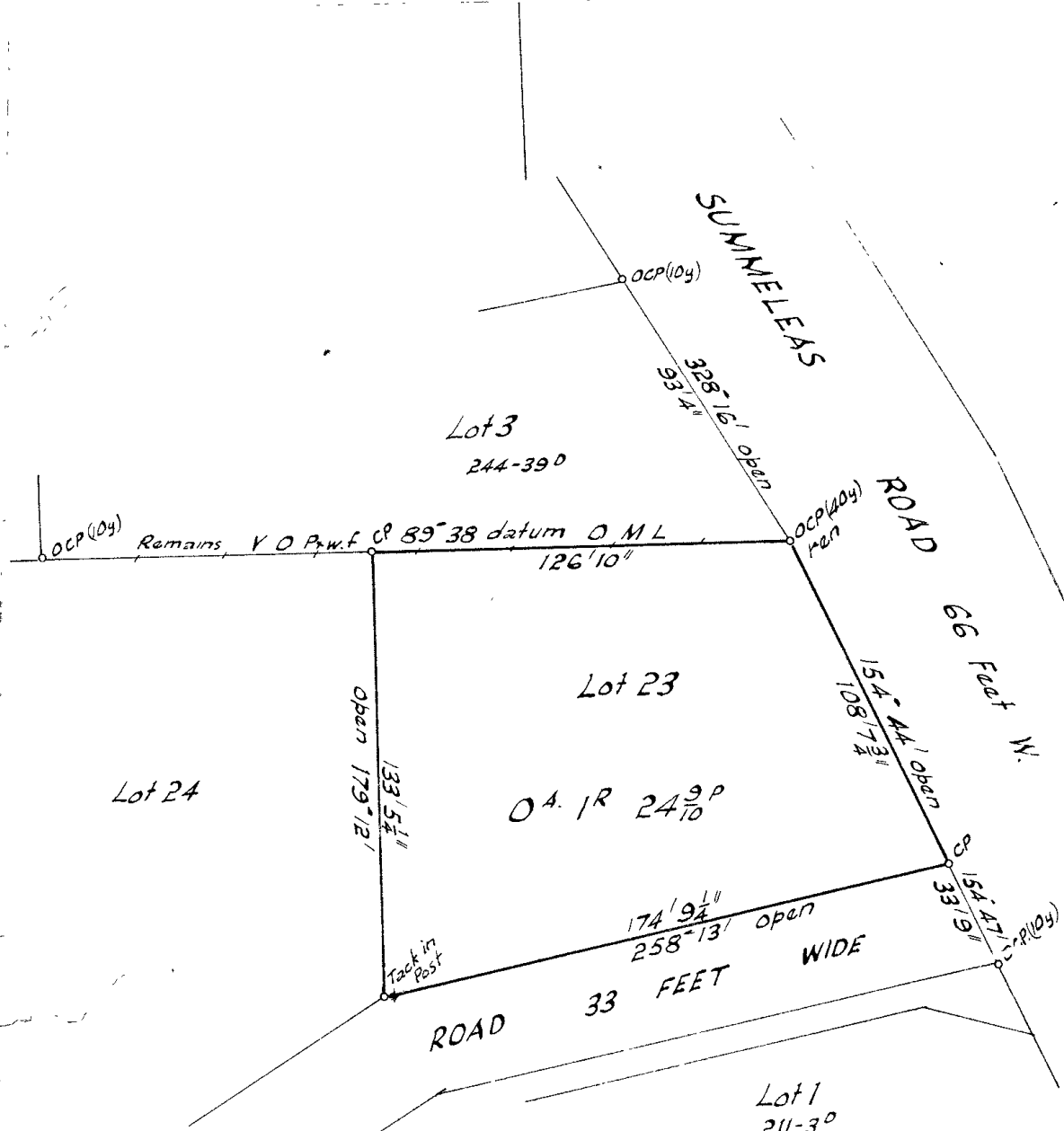
[Signature]
 Registered Surveyor

Dated this 29th day of Nov 1972

(4469)
 27-11-72

60107

CITY OF HOBART
Scale 40 feet to an inch
Repeg of C.T. 423-9, Lot 23
on P 23-30^{NS} For B.E & C.Z Mollineaux



I Geoffrey William Collins of No. 905 Elizabeth Street, North Hobart, registered surveyor, hereby certify that I have, as a registered pupil under my personal supervision, re-established and re-pegged the boundaries of the allotments shown on this tracing in accordance with the Land Surveyors By-Laws 1966.

Geoffrey Collins
 Registered Surveyor

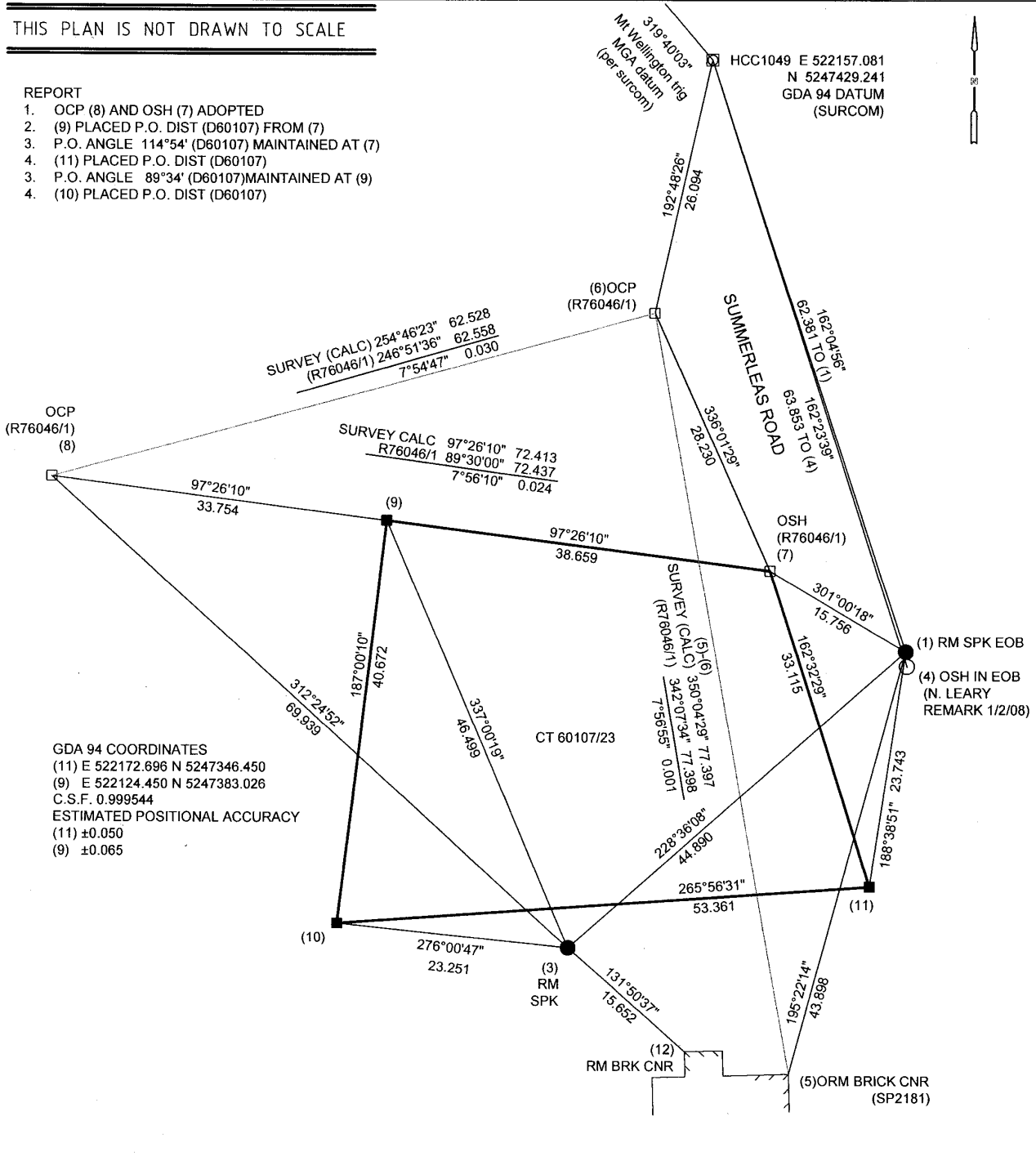
Dated this 25th day of May 1957

<p>SURVEY INFORMATION ONLY SURVEY NOTES DEPOSITED FOR PUBLIC RECORD (SEE LTO CIRCULAR 1 OF 2007)</p>		<p>MAIN L.T.O. PLAN (TO BE FILED WITH) D60107</p>
<p>PURPOSE TO REMARK BOUNDARIES OF CT 60107/23</p>		159032
<p>LOCATION 103 SUMMERLEAS ROAD, FERNTREE</p> <p>OWNER K. & K.A. HARTMAN</p> <p>FOLIO REFERENCE C.T. 60107/23</p> <p>GRANTEE PORTION OF 80-0-19 EDWARD KEMP PURCHASER</p>		<p>SURVEY CERTIFICATE</p> <p>I, <u>D.G.J.POTTER</u> of <u>MT. STUART</u></p> <p>in Tasmania a registered surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits</p> <p>(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and</p> <p>(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p> <p><i>[Signature]</i> Date <u>27 / 01 / 10</u></p> <p>Signature</p>
<p>SURVEYORS REF No: 100112</p>	<p>PAGE 1 OF 1 PAGE</p>	

THIS PLAN IS NOT DRAWN TO SCALE

REPORT

1. OCP (8) AND OSH (7) ADOPTED
2. (9) PLACED P.O. DIST (D60107) FROM (7)
3. P.O. ANGLE 114°54' (D60107) MAINTAINED AT (7)
4. (11) PLACED P.O. DIST (D60107)
3. P.O. ANGLE 89°34' (D60107) MAINTAINED AT (9)
4. (10) PLACED P.O. DIST (D60107)



The property at 103 Summerleas Road is zoned Rural Living Zone A, under the Tas Planning Scheme. The proposed development submitted is for a 34.65m² single story class 10a kit shed.

This planning approval is required as the setback from the side and rear boundaries is less than 10m (the acceptable solution for 11.4.2 A3). Note that this property is small in size relative to the minimum lot sizes stipulated for the rural living zone, consequently the acceptable solutions are inappropriate for this property. The proposed shed is consistent with the broader area with many sheds having been constructed close to rear and side boundaries.

Building Details

The shed is a steel kit shed as shown in attached diagrams. The shed will be located as per the site diagram with a 2m setback from the rear and side of the property.

Shading impact

Shading diagrams are included. The land slopes uphill to the South, thereby reducing shadow length in that direction. The affected property is 103A Summerleas Rd. This property is currently undeveloped. In any future development the shaded area is likely to become an access road as this is a narrow 10m wide section that provides access to the 3Ha block behind 105-153 Summerleas Road.

The closest extant building is at 105 Summerleas Road and has a floor level several meters higher than the roof of the proposed shed.

Bushfire consideration

The site is in a classified bushfire prone area. The proposed structure is over 11m from the closest other building. As this exceeds 6m, the determination for building in bushfire-prone areas does not apply. Nevertheless steel framed construction on a concrete slab has been chosen to reduce fire risk.

Vegetation impact

The affected area is entirely covered in lawn with no trees or bushes (see picture below).

103 Summerleas Road Shed Proposal - Broad Overview

Scale 1:500

Contours: 0.5m

Data Sources:

Boundaries: ListMAP Cadastral Parcel

Buildings: ListMAP Building Footprints

Contours: Derived from Tasbotics LiDAR



103 Summerleas Road Shed Proposal - Site Layout

Scale 1:250

Contours: 0.5m

Dimensions and heights in meters

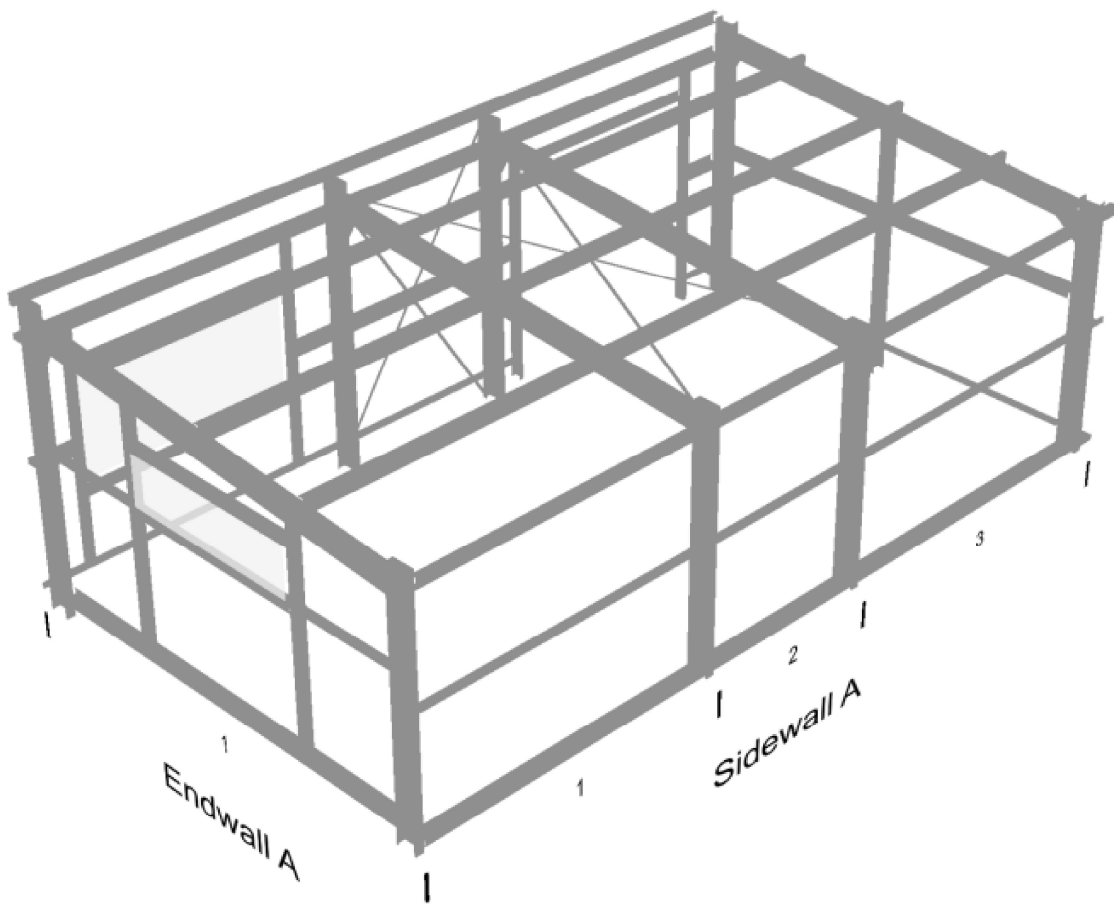
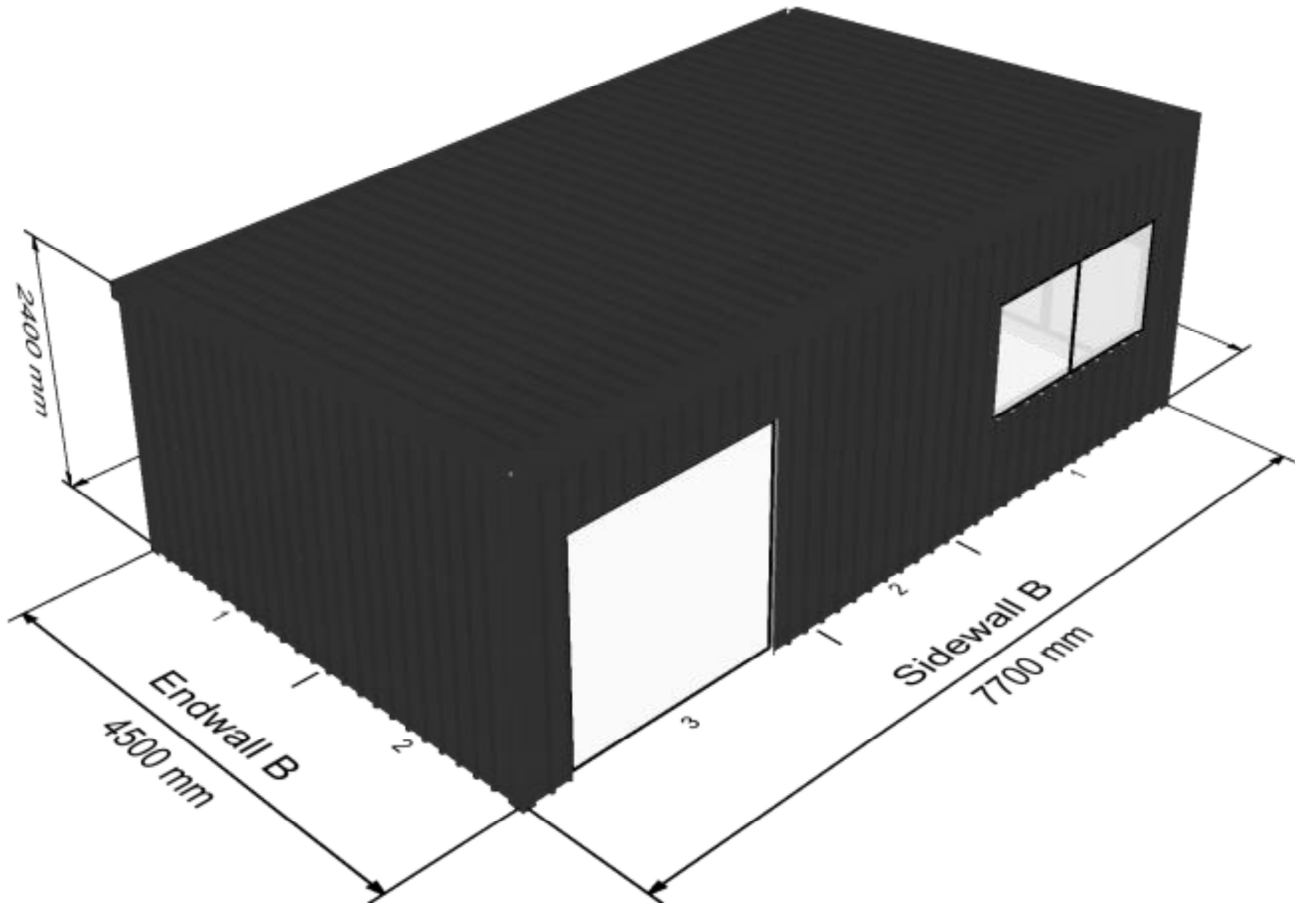
Data Sources:

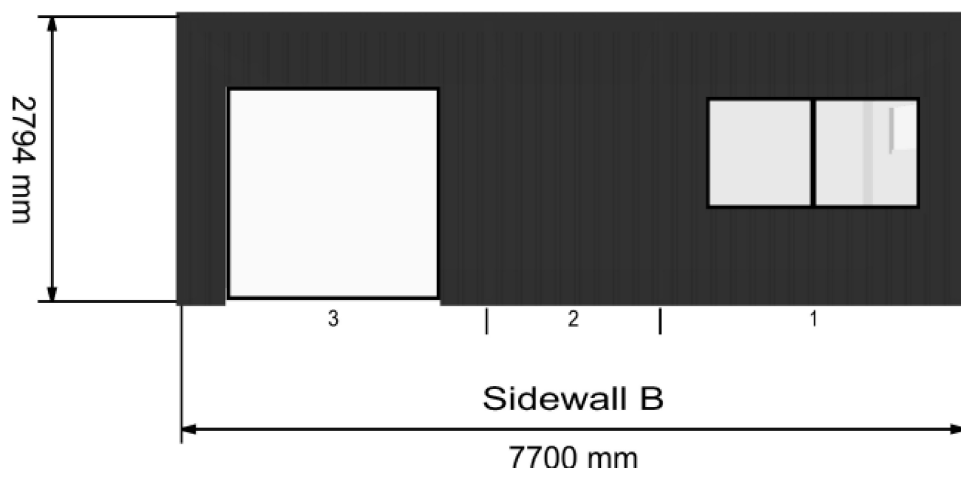
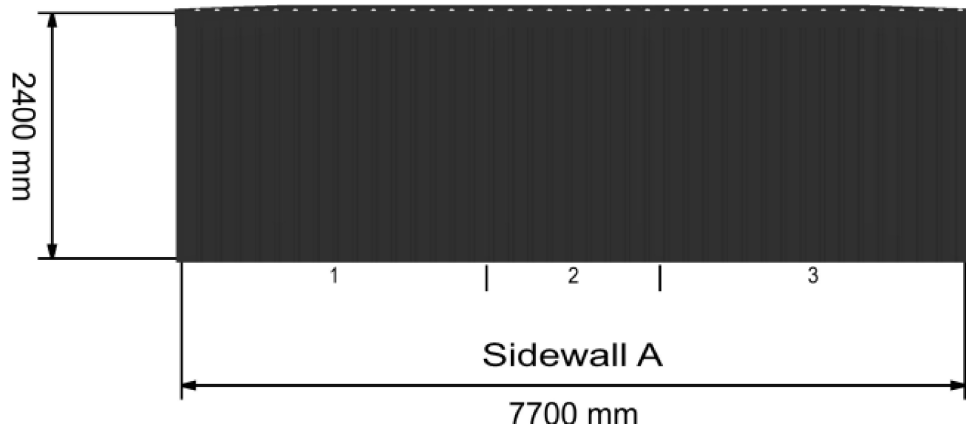
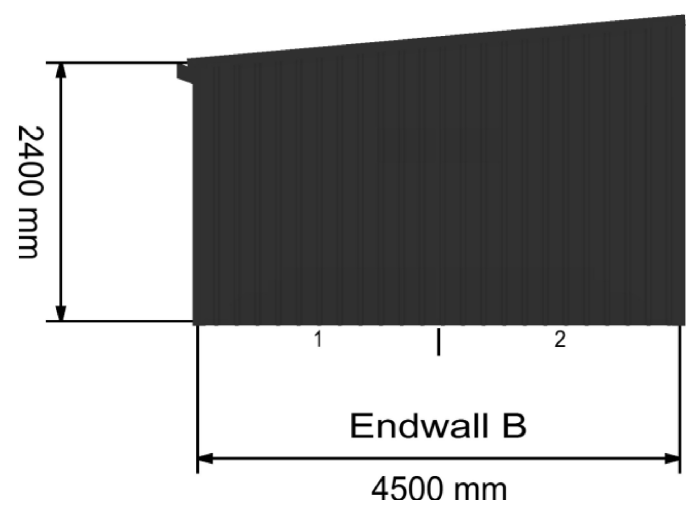
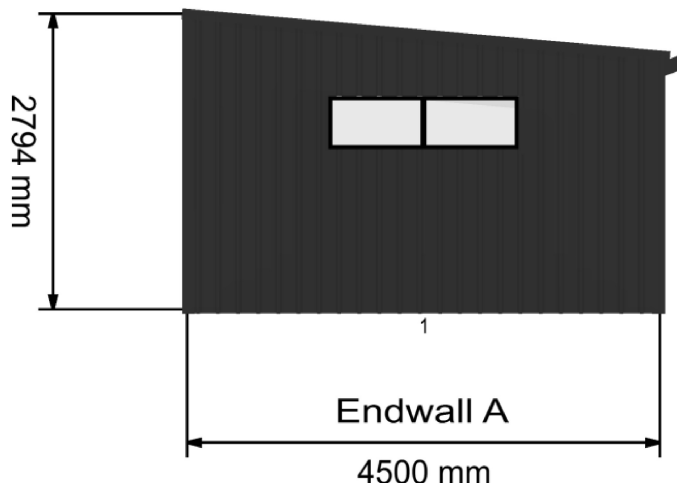
Boundaries: ListMAP Cadastral Parcel

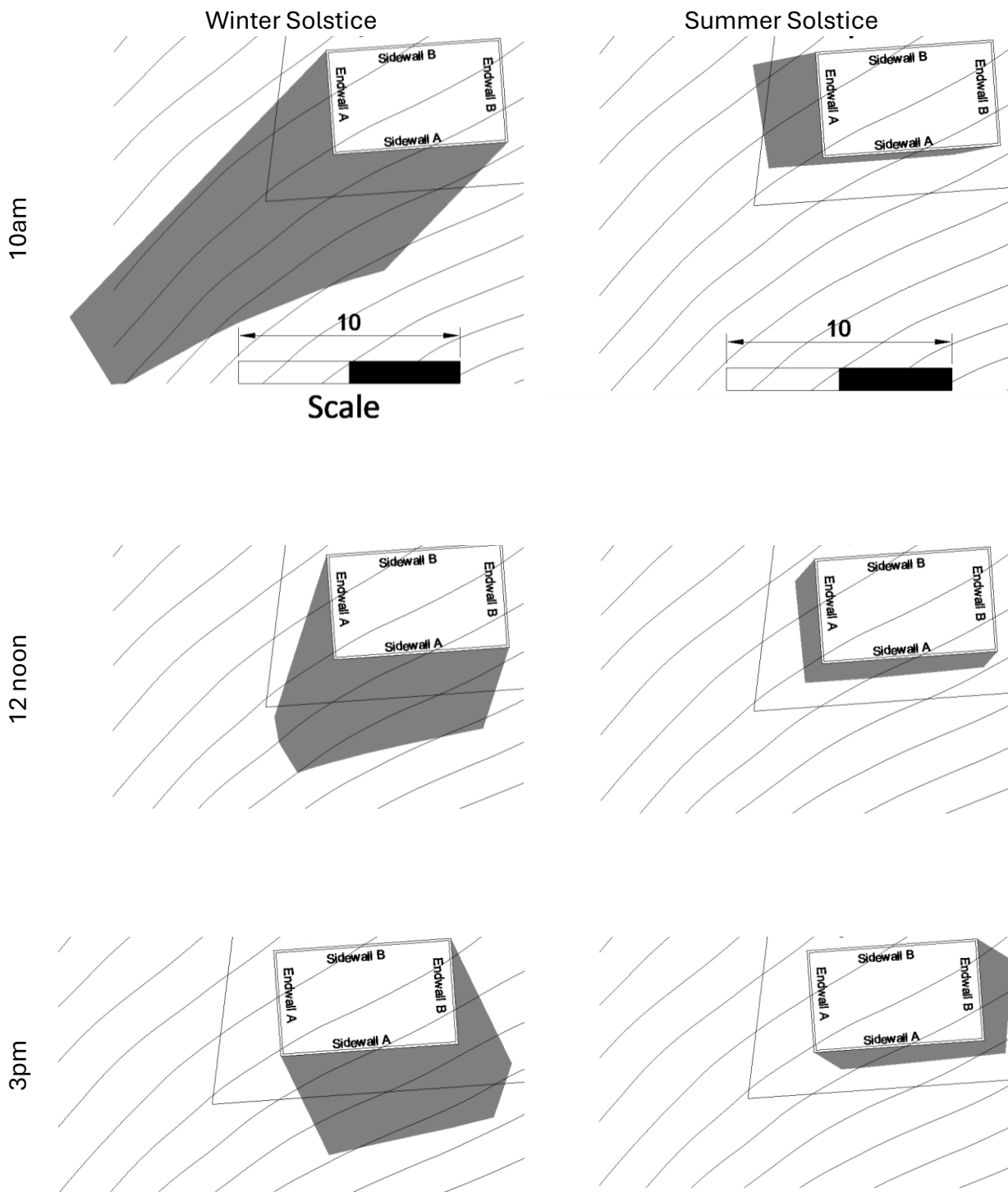
Buildings: ListMAP Building Footprints

Contours: Derived from Tasbotics LiDAR









Shading diagrams for the proposed shed structure. 10m scale shown in top figures. Boundary between 103 and 103A shown along with 0.5m contour lines.

The shading model uses a digital elevation model based on LiDAR data collected by Tasbotics. The shed slab will be constructed using cut and fill. For the shading model it was assumed that the top of the slab will be 0.4m below the highest point in the shed footprint (South-East corner).

For additional context note that in Winter this West facing slope remains well shaded until mid morning. The shade shown in the top-left (Winter Solstice, 10am) is largely irrelevant as the broader area remains in shade due to existing structures and trees.



Existing vegetation is grass. Shed corner positions are shown by the highlighted red star pickets.

REQUEST FOR INFORMATION

Reference

PLANNA-HOB-2026-0524

Application Reference

PLN-HOB-2026-0060

Address

103 SUMMERLEAS RD FERN TREE TAS 7054

Titles

60107/23

Information Requested

#	Reason	Origin
1	<p>PLN - Water Tank</p> <p>Please confirm if a water tank will form part of the proposal and provide amended plans accordingly that provide details of the siting and dimensions of any proposed water tank and provide details of any required slab and/or stand for the tank, as well as any required cut or fill.</p>	
2	<p>PLN - Cut and Fill Batters</p> <p>Contour mapping indicates that the site has a significant amount of fall generally to the north-west. It appears the gradient is approximately 20%.</p> <p>It is acknowledged that the submitted documentation indicates cut and fill will be required to establish the slab for the proposed shed, however, no further detail has been provided.</p> <p>Please provide amended plans to demonstrate the maximum depth or height of all cut and fill batters and demonstrate that all cut and fill batters will be able to be fully contained within the subject site boundaries. Please confirm that no retaining walls will be required.</p>	
3	<p>ENV 1 - Natural Assets Code</p> <p>Please submit a scaled site plan showing:</p> <ul style="list-style-type: none"> the location of the proposed shed; the extent of proposed cut and fill or any other works associated with the proposed development (e.g. stormwater trenches); the location of any native trees on the adjacent property at 103A Summerleas Road within 8m of proposed works, and indicating the species of each tree and the trunk diameter of each tree at 1.4m above ground level; and showing the notional root zone of all native trees within 8m (radius of 12 x trunk diameter at 1.4m). 	
4	<p>C2.5.1 - Parking and Sustainable Transport Code - Car parking numbers C2.6.2 - Parking and Sustainable Transport Code - Design and layout of parking areas</p> <p>To satisfy the <i>Tasmanian Planning Scheme - State Planning Provisions</i> clause C2.5.1, please provide information sufficient to demonstrate compliance with the following;</p> <p>Please indicate whether the proposed shed is intended for vehicular use.</p> <ul style="list-style-type: none"> If the shed is intended to store or accommodate a vehicle, please include: <ul style="list-style-type: none"> Details of access requirements, such as how vehicles will enter and exit the shed. Information on any driveway extension, widening, or construction required to provide suitable vehicular access. Materials, surface type, and dimensions of the proposed accessway or driveway works. Location relative to existing driveways, road frontage, or property boundaries. <p>If the shed is not intended for vehicular use, please confirm that it is for non-vehicular purposes only (e.g., storage, workshop, garden equipment) and no vehicle access or driveway modifications are required.</p>	LUPAA 1993
5	<p>STW - 6.11.2 (g) - Conditions and Restrictions on a Permit - Erosion, and stormwater volume and quality controls</p> <p>To allow for the appropriate conditioning of any permit under the Planning Scheme, and assess likely compliance with Council's <i>Stormwater Management Policy for Development</i> and the <i>Urban Drainage Act 2013</i>; please provide:</p> <ol style="list-style-type: none"> An indicative servicing plan, showing how stormwater from the proposed development can be disposed of (including but not limited to: roofed areas, ag/subsoil drains, and impervious surfaces such as driveways and hardstand/paved areas) to Council's infrastructure with sufficient receiving capacity. Alternatively, if it is confirmed that it is unfeasible to drain the development to Council's infrastructure, please demonstrate how the proposed runoff will be disposed of on-site, taking into account any scour and erosion controls proposed for any flow dissipation measures, and/or soil suitability for any proposed soakage/on-site disposal systems. <p>Advice: Council has records that indicate the property currently disposes its stormwater via a private stormwater system directly into the general area that the shed is currently being proposed to be built in - this should be investigated, as the existing houses stormwater disposal may need to be modified as a part of this development proposal.</p> <p>Any detention and/or water reuse tanks proposed would be considered full for the purposes of assessing any on site disposal system.</p> <p>Council refers the applicant to Council's <i>Stormwater management Policy</i> for development available from our website for further information on stormwater requirements.</p> <p>Please ensure that any changes and/or revisions made to plans are clearly highlighted or ballooned.</p> <p>For any further enquiries regarding the above please contact Council's Stormwater Services Technical Officer Andrew Bowen on 6238 2178 or andrew.bowen@hobartcity.com.au</p>	

Response comments

Response to Request for Further Information

1. Water tank

A 950l water tank, 960mm diameter, 1440mm height will be located as per the amended site diagram. Being a small water tank it will be placed on a gravel base below the height of the shed's concrete slab. This could be removed from the development if it raises complications.

2. PLN - Cut and fill batters

The earth works/ concreting company has visited the site. The shed location was chosen in consultation with them to ensure that:

Batters end at least 0.5m from the boundary

Batters are sloped less than 1:2

No retaining walls are required

They have indicated this is readily achievable and my interpretation of their plan is detailed in the attached document. Further details can be provided if required.

3. ENV 1 - Natural Assets Code

A revised site plan with the requested information is provided.

4. Parking

The shed is for non-vehicular purposes only. There will be no driveway modifications.

5. STW - 6.11.2 (g)

I have discussed this with Andrew Bowen.

As per the existing dwelling, draining to council infrastructure is infeasible.

The existing dwelling's stormwater system is well clear of the works and is shown in the attached stormwater document.

Stormwater from the shed would be collected in a small water tank for garden use (see point 1 for details), the overflow would go to a level spreader. This will consist of slotted ag pipe in a 6m long garden bed with water tolerant plants and a level lip. Downslope of this is an extensive area of robust well established lawn with no erosion potential. I have attached a plan with approximate locations. I happy to provide further details if needed.

Documents

Version	Document Date	Document Type	Description	Prepared By
1	5 Mar 2026	Site Plan	Details of cut and fill batters	Dr Klaas Hartmann
1	5 Mar 2026	Stormwater Plan	Stormwater details	Dr Klaas Hartmann
1	5 Mar 2026	Site Plan	Site plan with existing trees, notional root zone and area of impact shown	Dr Klaas Hartmann

1	5 Mar 2026	Site Plan	Site plan with water tank location	Dr Klaas Hartmann
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Submitted on **17/03/2026**

Form published: 28/11/2024 08:21

103 Summerleas Road Shed Proposal - Site Layout

Scale 1:250

Contours: 0.5m

Dimensions and heights in meters

Data Sources:

Boundaries: ListMAP Cadastral Parcel

Buildings: ListMAP Building Footprints

Contours: Derived from Tasbotics LiDAR



103 Summerleas Road Shed Proposal - Site Layout

Scale 1:300

Contours: 0.5m

Dimensions and heights in meters

Data Sources:

Boundaries: ListMAP Cadastral Parcel

Buildings: ListMAP Building Footprints

Contours: Derived from Tasbotics LiDAR

Trees are shown that are within 8m of

> the works

> the Southern half of the Western property boundary

> the Western half of the Southern property boundary

Tree trunk diameters are shown as is the notional root zone

Eucalyptus trees with diameters 1.4m above ground level

A: 60cm

B: 58cm

C: 36cm

D: 18cm

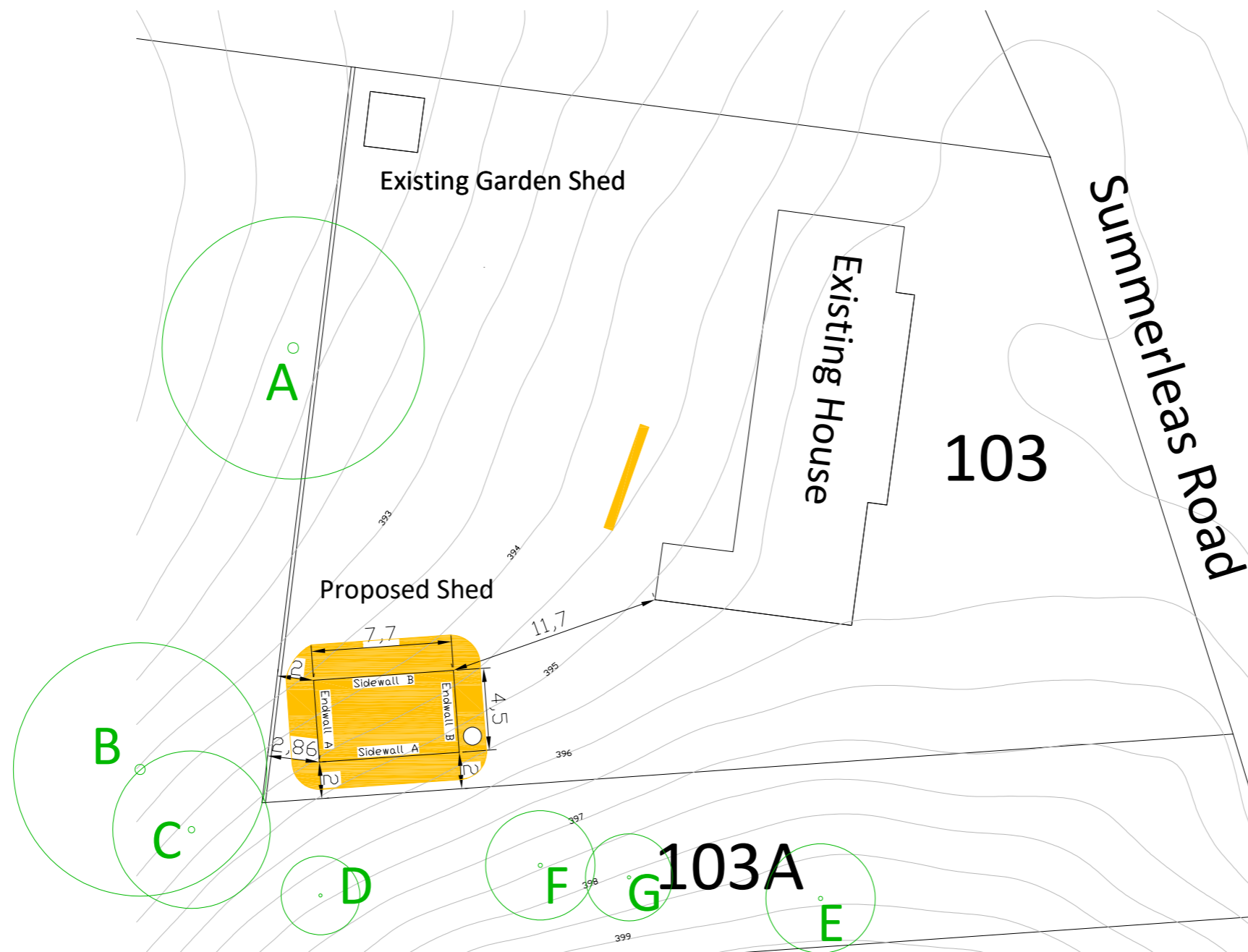
E: 25cm

Ash trees (non-native) with diameters 1.4m above ground level:

F: 20cm

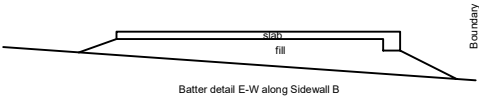
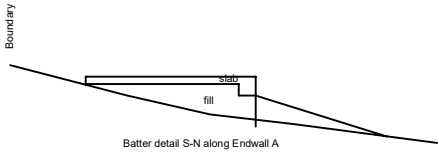
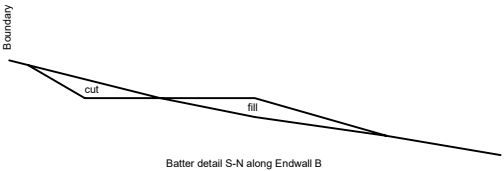
G: 25cm

Estimated impacted area from shed, earthworks and stormwater level spread (garden bed) shown in yellow.



Batter diagram
Scale 1:200

Notes:
All batters < 1:2
Batters to end $\geq 0.5\text{m}$ from boundary
Significant fill exists from large mound in middle of slab area, not shown in diagrams



103 Summerleas Road Shed Proposal - Stormwater
Scale 1:250
Contours: 0.5m
Dimensions and heights in meters

Data Sources:
Boundaries: ListMAP Cadastral Parcel
Buildings: ListMAP Building Footprints
Contours: Derived from Tasbotics LiDAR

Locations of existing stormwater system are approximate

