



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **242 Rheban Road, Spring Beach**  
**CT 25461/4**

**PROPOSAL:** **Single Dwelling & Outbuilding**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the General Manager. Representations must be received before midnight on 09 February 2024.

**APPLICANT:** **Design East**  
**DATE:** **22/06/2023**  
**APPLICATION NO:** **DA 2023 / 140**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

### General Application Details *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction)	\$	
Is the property on the State Heritage Register? (Tick one)	Yes	No

### For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

### Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

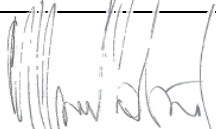
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## Checklist of application documents:

*Taken from Section 6 of the Planning Scheme*

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

## SEARCH OF TORRENS TITLE

VOLUME 25461	FOLIO 4
EDITION 12	DATE OF ISSUE 09-Aug-2018

SEARCH DATE : 15-May-2023

SEARCH TIME : 10.00 AM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE

Lot 4 on Sealed Plan 25461

Derivation : Part of Lot 4736 Gtd. to J. Lawrence &amp; Anor.

Prior CT 4160/83

SCHEDULE 1

M700270 TRANSFER to PAUL ANDREW ALDERTON and HEATHER JANE  
MUNRO Registered 09-Aug-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 25461 COVENANTS in Schedule of Easements

SP 25461 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

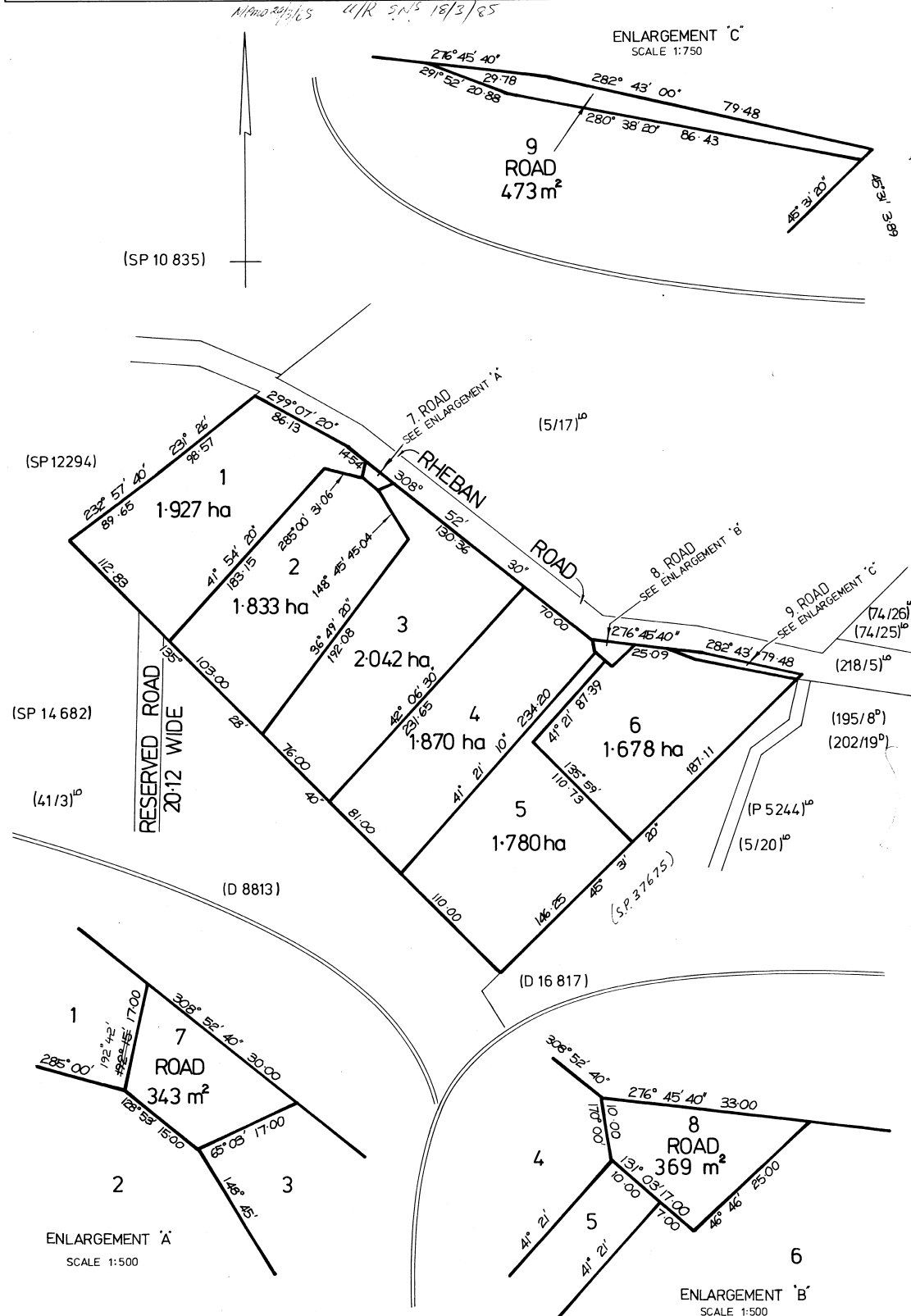
OSK 1110

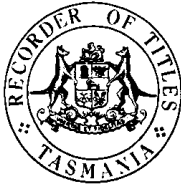
\$167

SP 25461

8-3-85

Owner: DONALD RAY VON BERTOUCHE & MARGARET SABINA VON BERTOUCHE Title Reference: CT. 3961-55 Grantee: Part of lot 4736, 92 Ac., JAMES LAWRENCE & WILLIAM CAIRN - pur.	<b>PLAN OF SURVEY</b> by Surveyor A.C. Peacock of land situated in the LAND DISTRICT OF PEMBROKE PARISH OF ORFORD SCALE 1:2500 MEASUREMENTS IN METRES	Registered Number: <b>S.P.25461</b> Approved: 16 APR 1985 Effective from: <i>E. R. Thompson</i> Recorder of Titles
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## SCHEDULE OF EASEMENTS

PLAN NO.

**S.P25461**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

### EASEMENTS AND PROFITS

Each lot on the plan is together with:

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

### EASEMENTS AND PROFITS :

No easements or profits à prendre are created to benefit or burden any of the Lots on the Plan.

### INTERPRETATION :

"The Vendors" means Donald Ray von Bertouch and Margaret Sabina von Bertouch.

"Council" means the Warden, Councillors and Electors of the Municipality of Spring Bay.

### FENCING PROVISION :

In respect of each Lot on the said Plan, <sup>except Lots 7, 8 and 9</sup> the Vendors shall not be required to fence.

### COVENANTS :

The Owner of each Lot on the Plan <sup>except Lots 7, 8 and 9</sup> covenants with the Vendors and the Owners for the time being of <sup>every other</sup> ~~each~~ Lot shown on the Plan <sup>except Lots 7, 8 and 9</sup> to the intent and that the burden of these covenants may run with and bind the Covenantor's Lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan <sup>except Lots 7, 8 and 9</sup> to observe the following stipulations :



- 25461
1. Not to allow or permit any vehicular access to or from any one of Lots 1 to 6 inclusive on the Plan or any part thereof to or from Rneban Road other than by the use of the ~~land~~ <sup>Lots</sup> marked "7 ROAD" or "8 ROAD" as shown in Enlargement "A" or Enlargement "B" on the Plan.
  2. Not to erect place or maintain upon the said Lot or any part thereof any building or structure that will not blend ~~rather than contrast~~ with the rural environment to the satisfaction of Council and without limiting the generality of the foregoing not to use ~~unpainted~~ <sup>unpainted</sup> metal surfaces externally in such buildings or structures.
  3. Not to erect or permit to be erected any building structure or stock shelter within six (6) metres of any boundary of such Lot or within fifteen (15) metres of any part of the north eastern boundary of such Lot.

Signed by the ~~Owners~~  
 Donald Ray Von Bertouch and  
 Margaret Sabina Von Bertouch  
 The registered proprietors of  
 In the presence of  
 Certificate of Title 3961/55

*MB Von Bertouch*  
*M von Bertouch*  
 14 Hookana St  
 Howrah

*M von Bertouch*  
*M von Bertouch*  
 14 Hookana St  
 Howrah

25461

This is the schedule of easements attached to the plan of Donald Ray von Bertouch and  
(Insert Subdivider's Full Name)

Margaret Sabina von Bertouch affecting land in

Certificate of Title Vol.3961 Fol.55  
(Insert Title Reference)

Sealed by Municipality of Spring Bay on 20<sup>th</sup> February 1985

Solicitor's Reference D. R. von Bertouch

JH Bannister  
Council Clerk/Town Clerk

OS-K 3134

<b>PROPOSED SHED &amp; DWELLING</b> <b>at 242 RHEBAN ROAD</b> <b>SPRING BEACH, 7190</b> <b>for H. &amp; P. ALDERTON</b>		<b>DE JOB #</b> <b>5610</b>
<b>ISSUE: APPROVAL SET</b>		
<b>DWG. No.</b>	<b>DRAWING</b>	<b>ISSUE</b>
5610 - A01	DRAWING INDEX	A
5610 - A02	SITE PLAN	A
5610 - A03	PROPOSED FLOOR PLAN	A
5610 - A04	ELEVATIONS 01 OF 02	A
5610 - A05	ELEVATIONS 02 OF 02	A

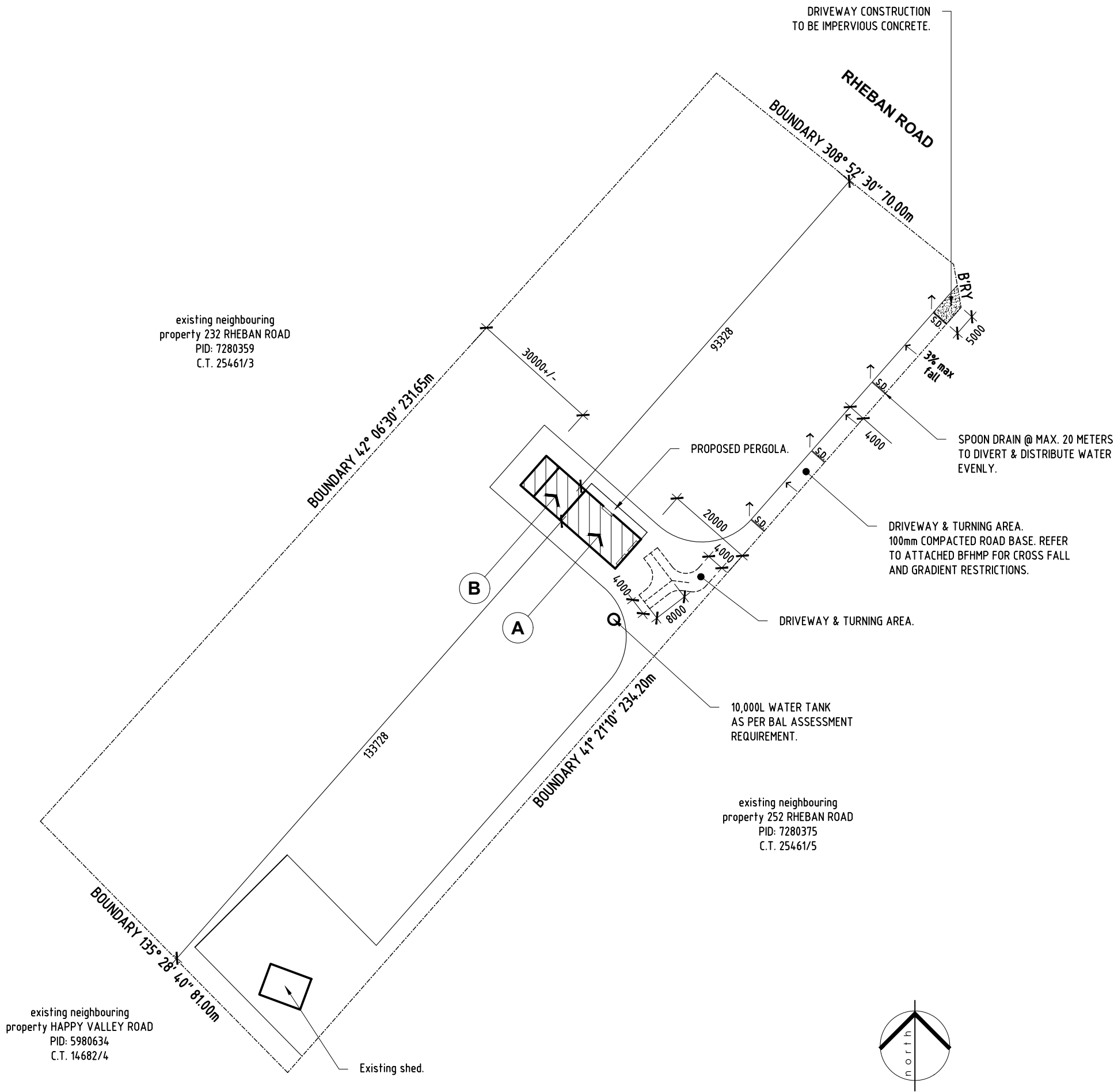
<b>GENERAL INFORMATION</b>	
<b>Accredited Building Designer:</b> <b>Accreditation Number:</b>	<b>Monty East</b> <b>CC 1910</b>
<b>Land title reference number:</b>	<b>C.T. 25461 / 4</b>
<b>Site area:</b>	<b>1.870 HA</b>

SITE NOTES	
Property Address:	242 RHEBAN RD, SPRING BEACH
Property ID:	7280367
Title Reference:	25461 / 1
Site Area:	1.870HA
Municipality:	GLAMORGAN SPRING BAY
Owner:	P. ALDERTON & H. MUNRO

SITE KEY	
<div>A</div>	PROPOSED SHED
<div>B</div>	PROPOSED DWELLING

EXISTING FLOOR AREAS	
EX. BUILDING SHED AREA	= 75sqm +/-

PROPOSED FLOOR AREAS	
PROPOSED SHED FLOOR AREA	= 153 sqm ±
PROPOSED DWELLING AREA	= 72sqm ±
PROPOSED PERGOLA AREA	= 34sqm ±
PROPOSED PATIO AREA	= 28sqm ±
TOTAL AREA	= 362sqm ±



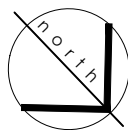
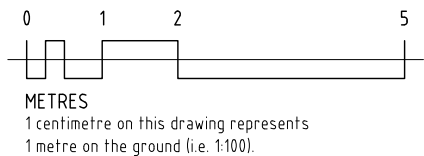
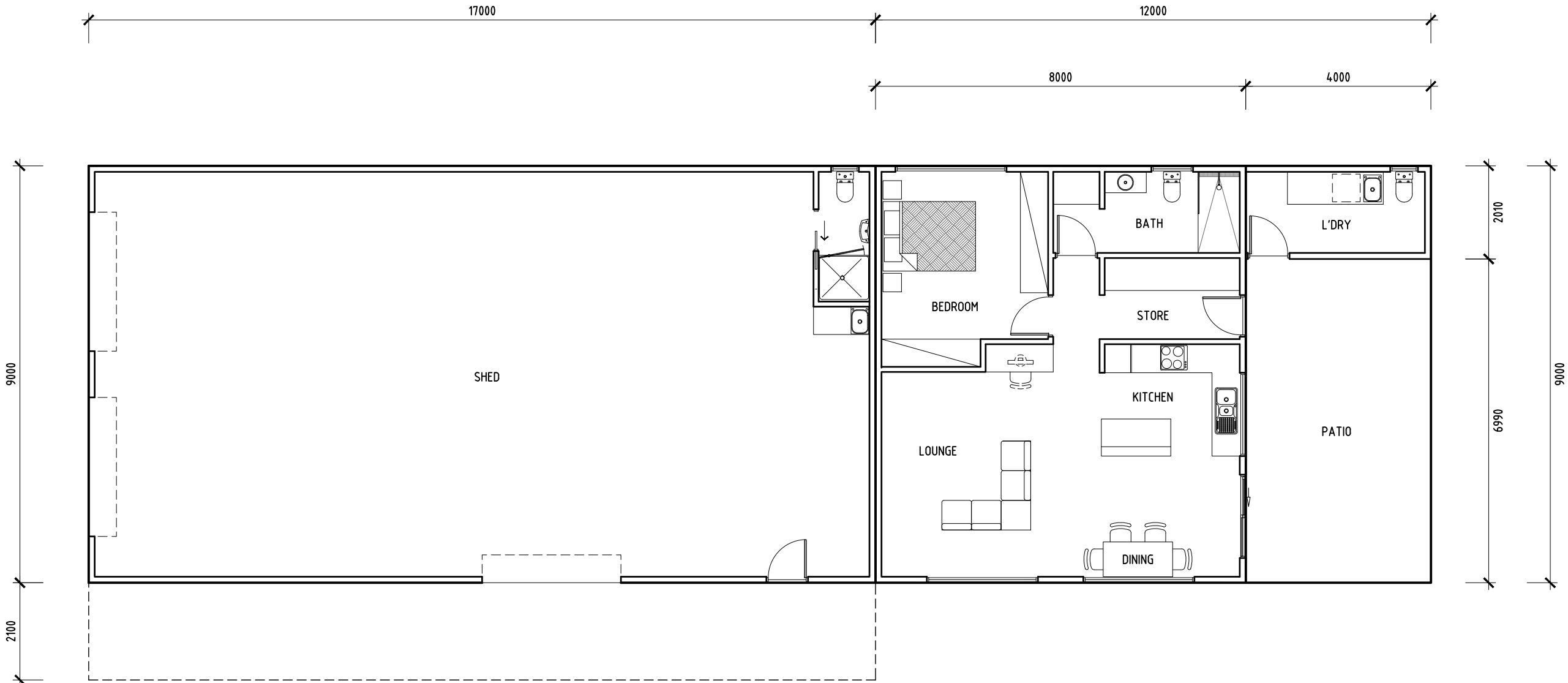
DRAWN				JF
DATE				26.06.23
DESCRIPTION				PLANNING SET (COUNCIL RFI)
ISSUE				B

Project:	PROPOSED SHED & DWELLING AT 242 RHEBAN ROAD, SPRING BEACH H. & P. ALDERTON
Drawing:	SITE PLAN

design EAST registered trading name for design EAST Pty. Ltd.

SCALE:	DRG NO:	DATE:
1:1000 @ A3	A02	26.06.23
DRAWN:	JF	

153 Davey Street Hobart Tasmania 7000 Phone (03) 6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC1910
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design

EAST

building design and interior architecture

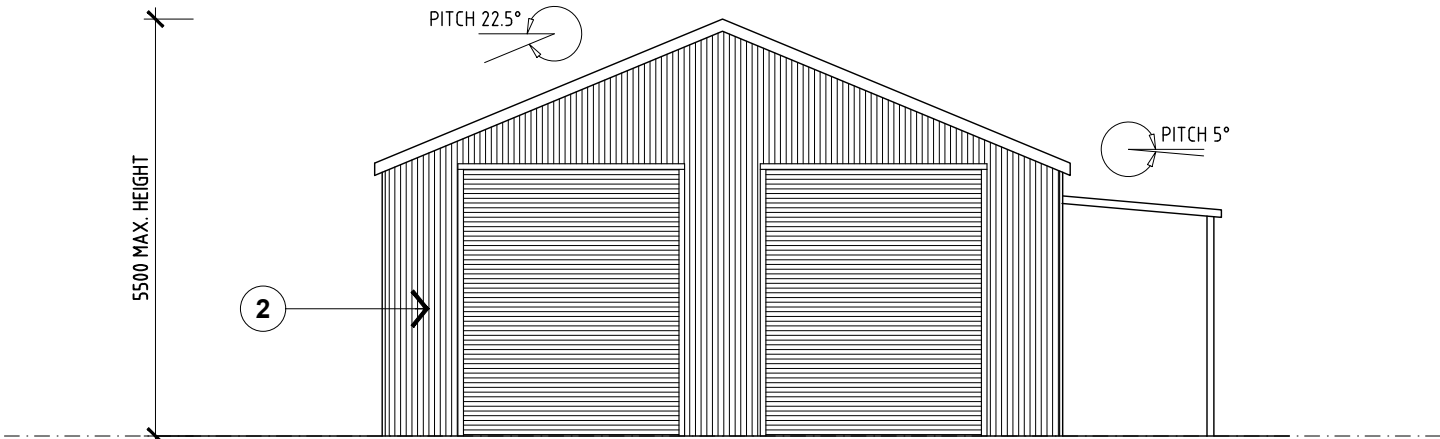
153 Davey Street Hobart  
Tasmania 7000  
Phone (03)6223 6740  
Email [design@designeast.com.au](mailto:design@designeast.com.au)  
Web [www.designeast.com.au](http://www.designeast.com.au)  
Accreditation No. CC191 O

SCALE: 1:100 @ A3  
DRG NO: A03  
DATE: 26.06.23  
DRAWN: JF

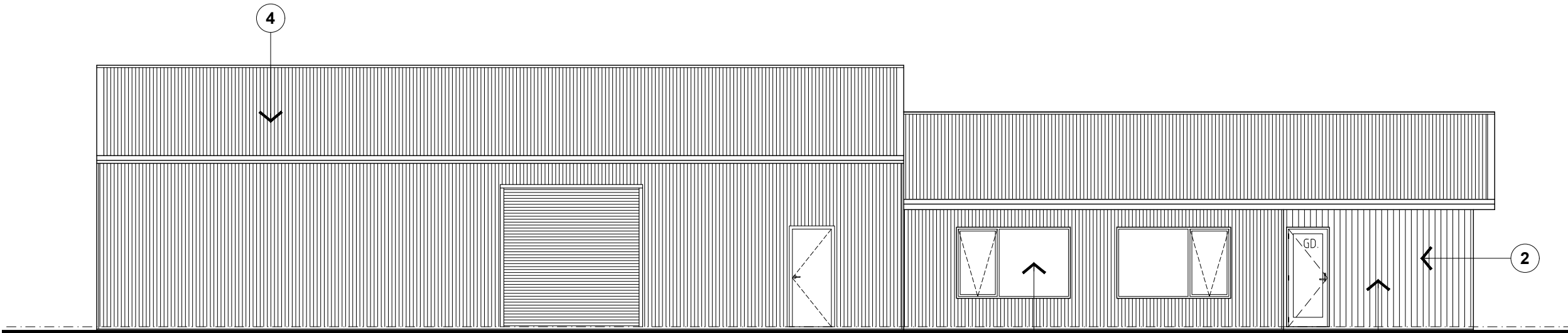
Project: PROPOSED SHED & DWELLING  
AT 242 RHEBAN ROAD, SPRING BEACH  
H. & P. ALDERTON  
Drawing: PROPOSED FLOOR PLAN  
design EAST registered trading name for design EAST Pty. Ltd.

ISSUE	DESCRIPTION	DATE	DRAWN
B	PLANNING SET (COUNCIL RFI)	26.06.23	JF

EXTERNAL FINISHES	
1	ALUMINIUM - DOUBLE GLAZED WINDOWS AND DOORS
2	CUSTOM ORB WALL SHEETING COLORBOND - FINISH TO BE CONFIRMED
3	JAMES HARDIE SCYCON AXON 133mm WALL CLADDING PAINT FINISH.
4	CUSTOMORB SHEET ROOFING 22.5 DEGREE PITCH



PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH EAST ELEVATION

ISSUE	DESCRIPTION	DATE	DRAWN
B	PLANNING SET (COUNCIL RFI)	26.06.23	JF

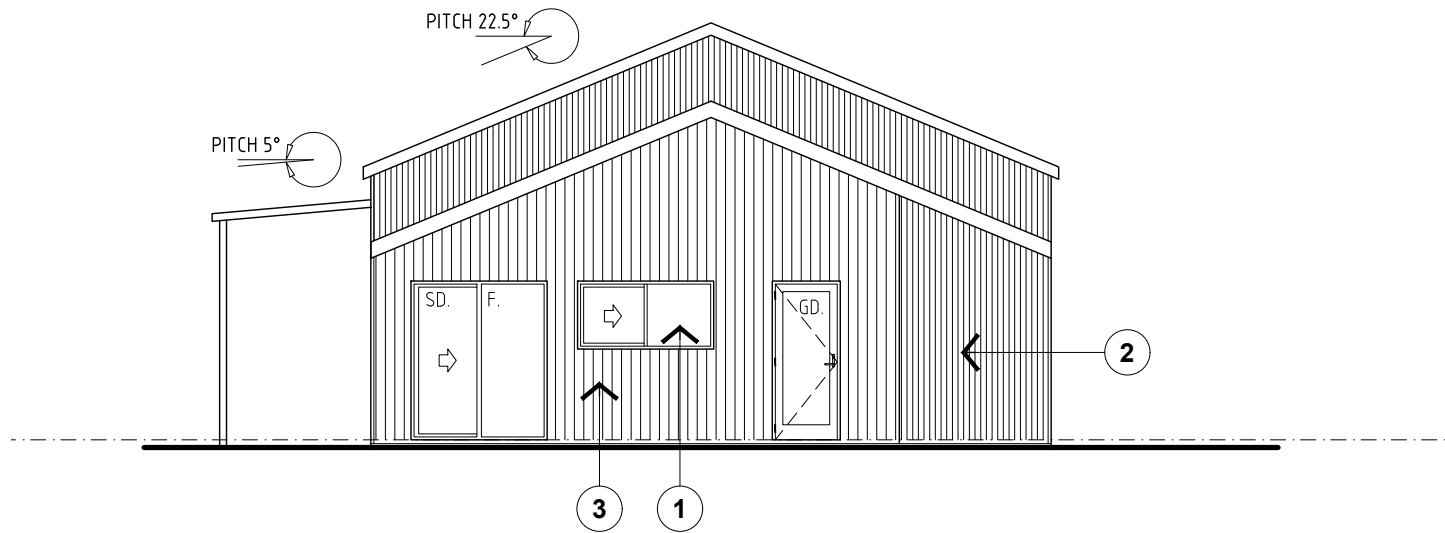
Project:	PROPOSED SHED & DWELLING AT 242 RHEBAN ROAD, SPRING BEACH H. & P. ALDERTON
Drawing:	ELEVATIONS 01 OF 02

design:EAST registered trading name for design:EAST Pty. Ltd.

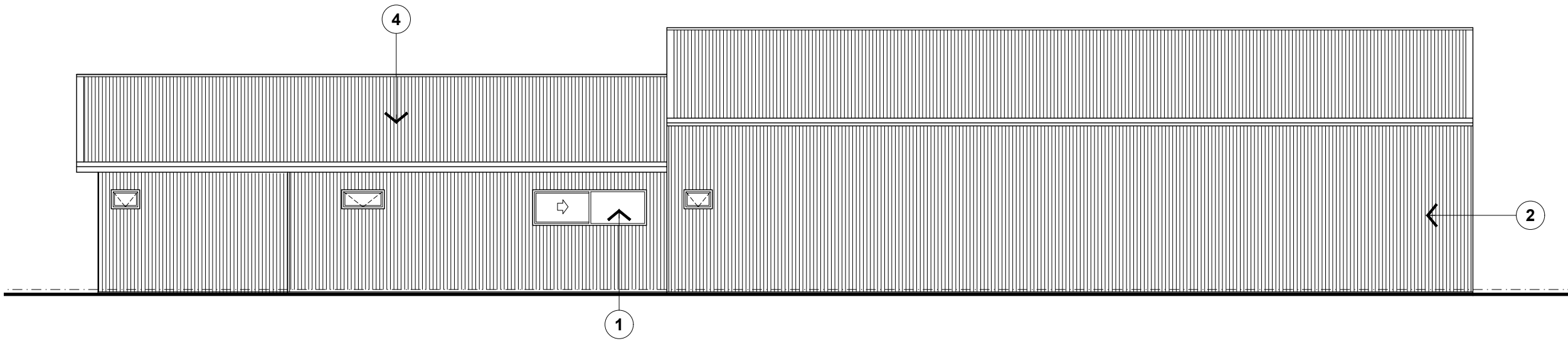
SCALE:	DRG.NO:
1:100 @ A3	A04
DRAWN:	DATE:
JF	26.06.23

153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC191 O
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EXTERNAL FINISHES	
1	ALUMINIUM - DOUBLE GLAZED WINDOWS AND DOORS
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3	JAMES HARDIE SCYCON AXON 133mm WALL CLADDING PAINT FINISH.
4	CUSTOMORB SHEET ROOFING 22.5 DEGREE PITCH



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION

ISSUE	DESCRIPTION	DATE	DRAWN
B	PLANNING SET (COUNCIL RFI)	26.06.23	JF

Project:	PROPOSED SHED & DWELLING AT 242 RHEBAN ROAD, SPRING BEACH H. & P. ALDERTON
Drawing:	ELEVATIONS 02 OF 02

design.EAST registered trading name for design.EAST Pty. Ltd.

SCALE:	DRG.NO:
1:100 @ A3	A05
DRAWN:	DATE:
JF	26.06.23

153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC191 O
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