



SCANNED

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:	William & Madeline Gordon		
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 *(Note: If your application is discretionary, the following will be placed on public exhibition)*

Address of proposal:	1 Happy Valley Lane		
Suburb:	Spring Beach	Post Code:	7190
Size of site: (m ² or Ha)	5073m ²		
Certificate of Title(s):	27494		
Current use of site:	Private Camping		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Private and infrequent camping for our family.
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$ _____
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
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:

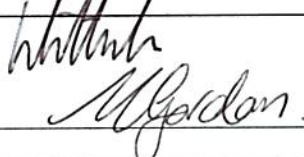
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	02/12/2024
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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.

1 Happy Valley Lane Planning Approval Notes

3m x 4m deck

- Made of treated pine and built to code. Maximum fall height = 800mm. Nearest Boundary = 12 metres
- 3m diameter geodesic dome to sit on this deck. No plumbing or power to be installed.

6m x 8m deck

- Made of treated pine and built to code. Maximum fall height = 500mm. Nearest Boundary = 12 metres
- 6m diameter geodesic dome to sit on this deck. No plumbing or power to be installed.

8m x 8m deck

- Made of treated pine and built to code. Maximum fall height = 500mm. Nearest Boundary = 3 metres
- 8m diameter geodesic dome to sit on this deck. No plumbing or power to be installed.

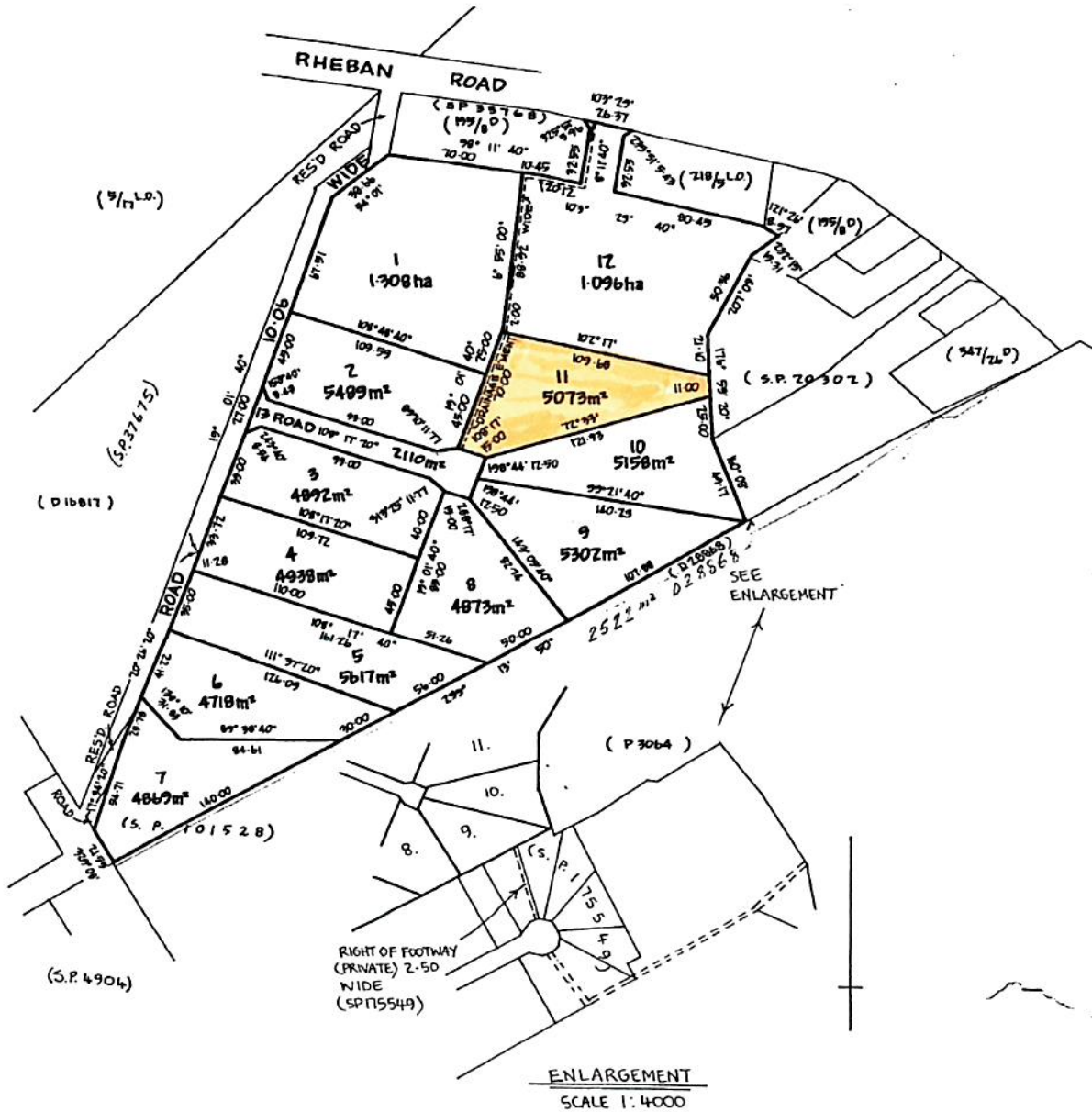
20ft shipping container

- 900mm from 2x boundaries. This has been temporarily placed in the corner of the block while we build. We will move or remove this once we have completed building. We will consult council before we move it to another location on the property.

084 1230

from S. 27494

<p>Owner: LEO VAN RYAN</p>	<p>PLAN OF SURVEY by Surveyor... JOHN . L. CERUTTY of land situated in the</p>	<p>Registered Number: S.P27494</p>
<p>Title Reference: C.T. 4973/24 4029-13</p>	<p>LAND DISTRICT OF PEMBROKE PARISH OF ORFORD</p>	<p>Approved: 19 DEC 1985 Effective from:</p>
<p>Grantee: ✓ LOT 5678, G.T.D. TO GARNOLD PART OF (S.P. 10) 8 WHOLE OF LOT 38578, 3613m², G.T.D. TO LEON VAN RYAN <i>u/r S. 27494 6/11/85</i></p>	<p>SCALE 1:2000 MEASUREMENTS IN METRES</p>	<p>Recorder of Titles</p>



SEARCH OF TORRENS TITLE

VOLUME 27494	FOLIO 11
EDITION 5	DATE OF ISSUE 27-Apr-2024

SEARCH DATE : 28-Nov-2024

SEARCH TIME : 08.28 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
 Lot 11 on Sealed Plan 27494
 Derivation : Part of Lot 5698 Gtd. to G. Arnold and Part of
 Lot 38578 Gtd. to L. Van Ryan
 Prior CT 4225/34

SCHEDULE 1

N181193 TRANSFER to WILLIAM HUNTLY GORDON and MADELINE KATE
 GORDON Registered 27-Apr-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 27494 EASEMENTS in Schedule of Easements
 SP 27494 COVENANTS in Schedule of Easements
 SP 27494 FENCING PROVISION in Schedule of Easements
 E380053 MORTGAGE to Bank of Queensland Limited Registered
 27-Apr-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

S.P27494

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

THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shown 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 easement shown 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 easement shown on the plan is indicated by arrows.

COVENANTS

EXCEPT LOT 13

The owner of each Lot, covenants with the Vendor and the owners for the time being of every other lot shown on the plan, to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every Lot shown in the plan, NOT to cut down or remove any trees, shrubs or general vegetation from such lot without written permission of the Warden, Councillors and Electors of the Municipality of Spring Bay.

FENCING PROVISION

In respect of each Lot shown on the plan, (EXCEPT LOT 13) the Vendor, Leo Van Ryan the Vendor shall not be required to fence.

SIGNED by LEO VAN RYAN the registered proprietor of the land contained in Certificate of Title Volume 3923 Folio 94 in the presence of:

Handwritten signature of Leo Van Ryan

Handwritten signatures of witnesses

27494

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of (Insert Subdivider's Full Name)

..... affecting land in

(Insert Title Reference)

Scaled by MUNICIPALITY OF SPRING BAY on 16th October 1985

Council Clerk/Town Clerk

127



PLAN VIEW - 3m x 4m DECK
SCALE: 1:150



PLAN VIEW - 8m x 8m DECK
SCALE: 1:150



PLAN VIEW - 6m x 8m DECK
SCALE: 1:150

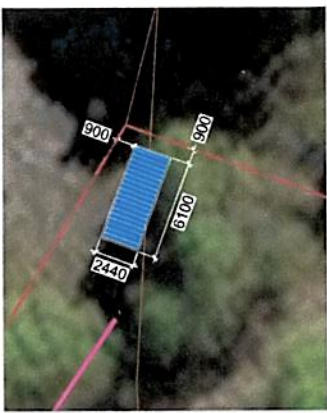
OVERALL SITE PLAN
SCALE: 1:250

- BOUNDARY LINE
- VEHICLE ACCESS

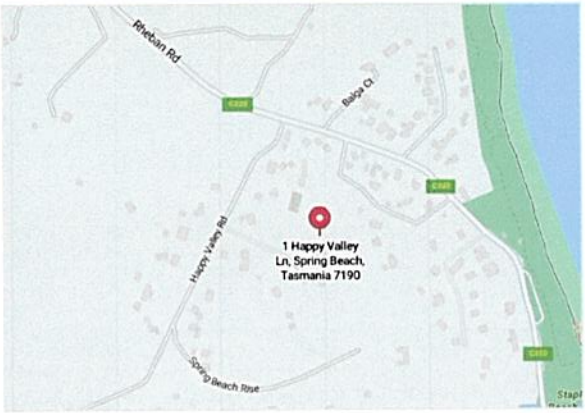
CLIENT / LOCATION
WILL & MADELINE GORDON
1 HAPPY VALLEY LANE, SPRING BEACH
TASMANIA, 7190

DRAWING TITLE
PROPOSED SITE

SCALE @ A1	PROJECT No.	DATE	ISSUE	REVISION
1:150 1:250	WG001A	02-12-2024	APPROVAL	A01



PLAN VIEW - 20ft CONTAINER
SCALE: 1:150



LOCALITY MAP
SCALE: NT5



Building Surveying <building.surveying@launceston.tas.gov.a

To Will Gordon



11/11/2024

You forwarded this message on 12/11/2024 7:50 PM.

Hi Will

As per our discussion earlier today, and from viewing the photos provided I offer the following:
It is my opinion that the domes fit with being a tent like structure, and as such that is the way they should be categorised as they are not covered by the National Construction Code as a Building. As you explained they are used on an intermittent basis set up as a camp for camping purposes.

Trust this will satisfy the Glamorgan Spring Bay Council.

Regards Kevin



Kevin McCauley

Senior Building Surveyor Limited, Access Consultant, Livable Housing Assessor

Week Days Monday to Thursday

Community & Place

T 03 6323 3504 | building.surveying@launceston.tas.gov.au

3 x geodesic domes on timber decks for private camping
1 Happy Valley Rd, Spring Beach



3 x geodesic domes on timber decks for private camping
1 Happy Valley Rd, Spring Beach



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