



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: **RA50 Mercury Place, Spring Beach**
CT 27298/3

PROPOSAL: **Roof Over Existing Patio & New Outbuilding**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on Thursday 11 December 2025.

APPLICANT: **Alex Shedden**
DATE: **29/10/2025**
APPLICATION NO: **DA 2025 / 00189**

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:	ALEX SHEDDEN		
Contact person: (if different from applicant)			
Address:	5 AUSTRAL PLACE		
Suburb:	DERWENT PARK	Post Code:	7009
Email: alex@25spectrumengineering.com.au	Phone: / Mobile:	0408 492 169	

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

Owner (if different from applicant)	M.K. & L.J. KLEIN		
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:	50 MERCURY PLACE		
Suburb:	SPRING BEACH	Post Code:	
Size of site: (m ² or Ha)	6560 m ²		
Certificate of Title(s):	VOLUME 27 298 FOLIO 3		
Current use of site:	DWELLING		

General Application Details *Complete for All Applications*

Description of proposed use or development:	<i>PATIO COVER & DUT BUILDING</i>	
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:	<i>ALEX SMCEDDEN</i>	Date:	<i>27/10/2025</i>
----------------------	----------------------	-------	-------------------

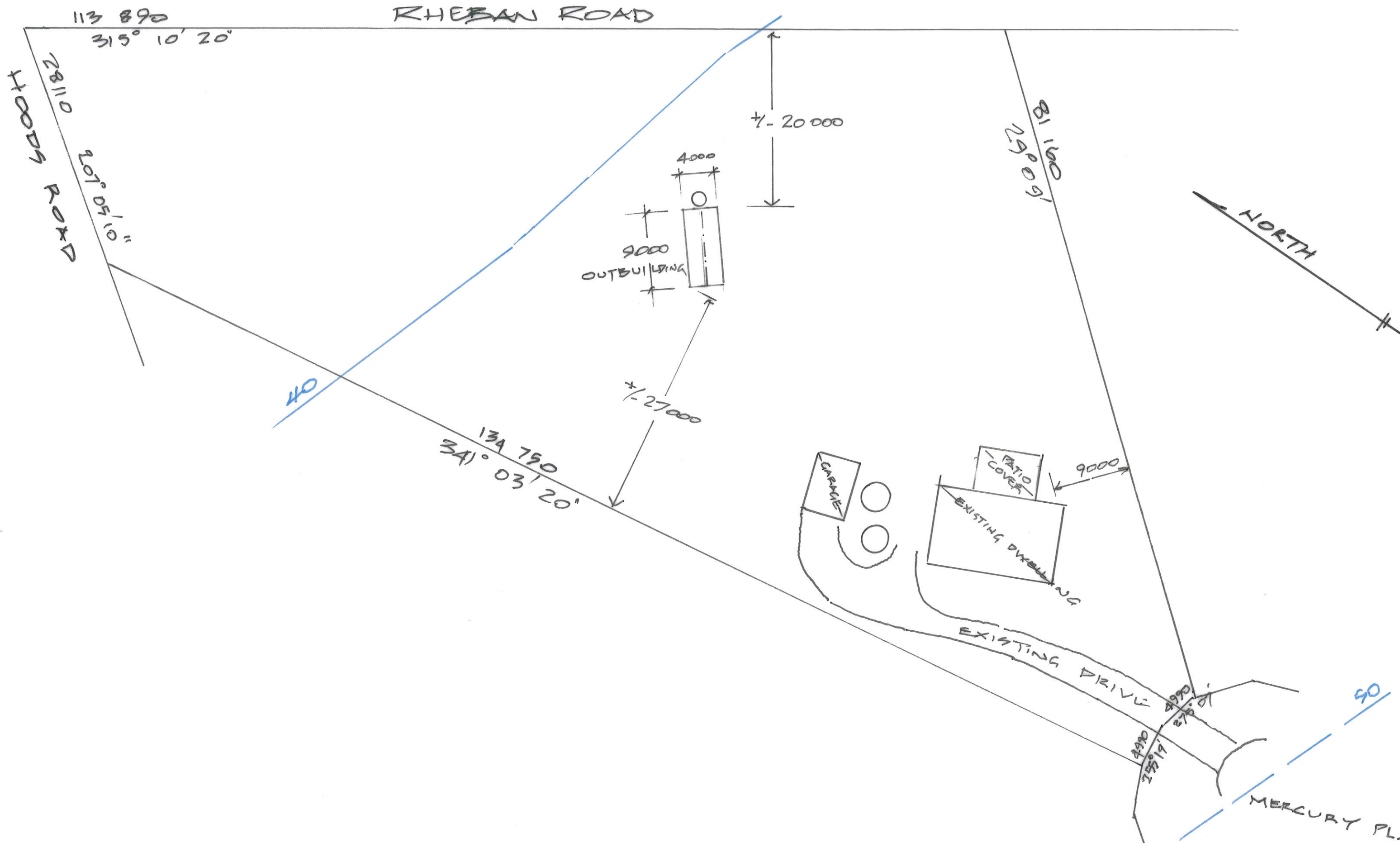
Owners Consent required if application is on or affects Council or Crown owned or administered land

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:	
--	--	-------	--

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.



ALEX W SHEDDEN & CO
 5 Austral Place
 Derwent Park Tas 7009
 ☎ 0408 492 169
 alex@spectrumengineering.com.au
 Building Designer TCC 1643E

PROPOSED PATIO COVER & OUTBUILDING ADDITIONS

50 MERCURY PLACE, SPRING BEACH FOR MARTIN KLEIN

1: 400 SITE PLAN DRAWING No 24 027/ 1

SEARCH OF TORRENS TITLE

VOLUME 27298	FOLIO 3
EDITION 5	DATE OF ISSUE 20-Apr-2024

SEARCH DATE : 26-Oct-2025

SEARCH TIME : 03.35 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
Lot 3 on Sealed Plan 27298
Derivation : Part of Lot 28814 Gtd. to F. Hood
Prior CT 4219/42

SCHEDULE 1

N184770 TRANSFER to MARTIN PETER KLEIN and LUCY JANE KLEIN
Registered 20-Apr-2024 at 12.01 PM

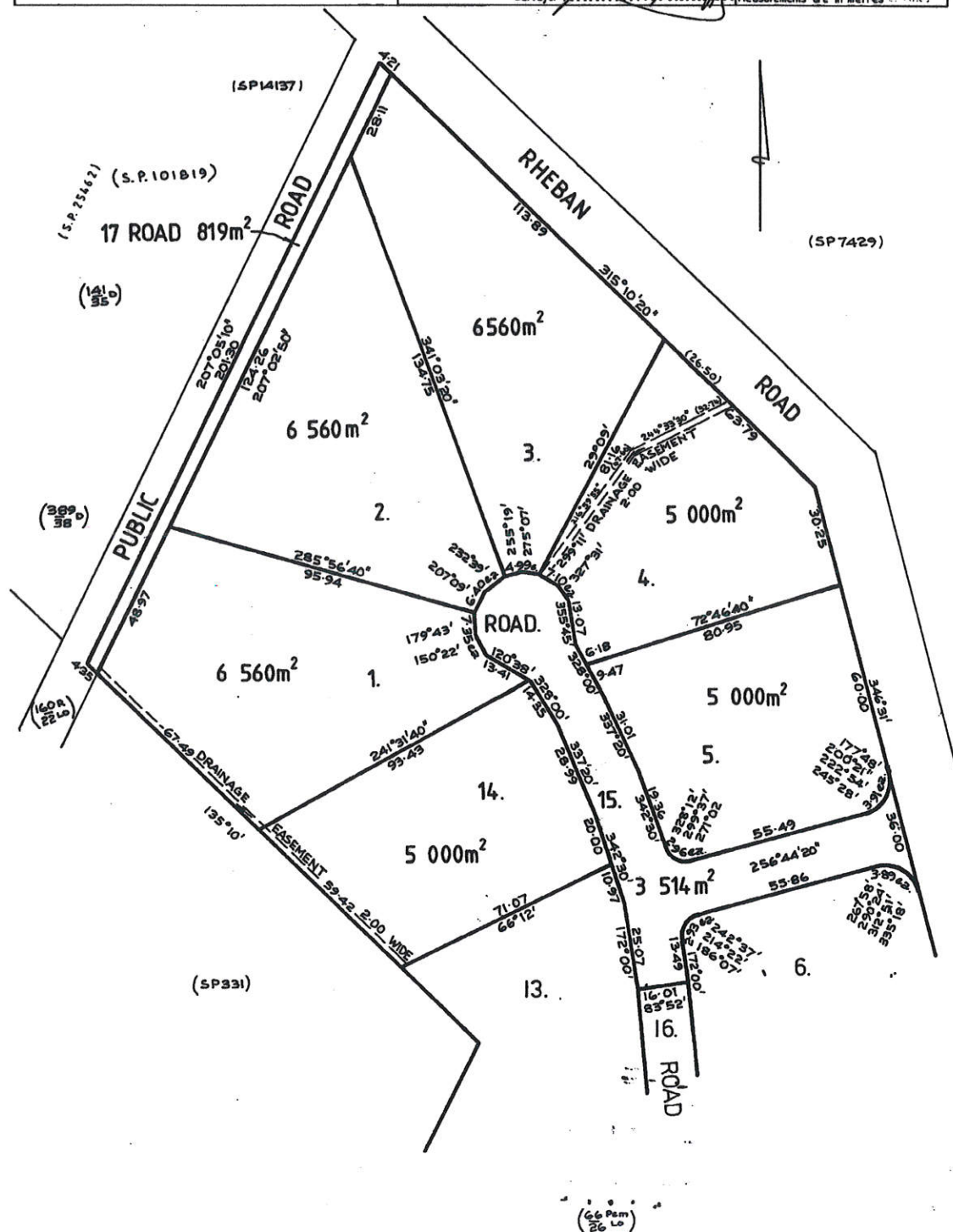
SCHEDULE 2

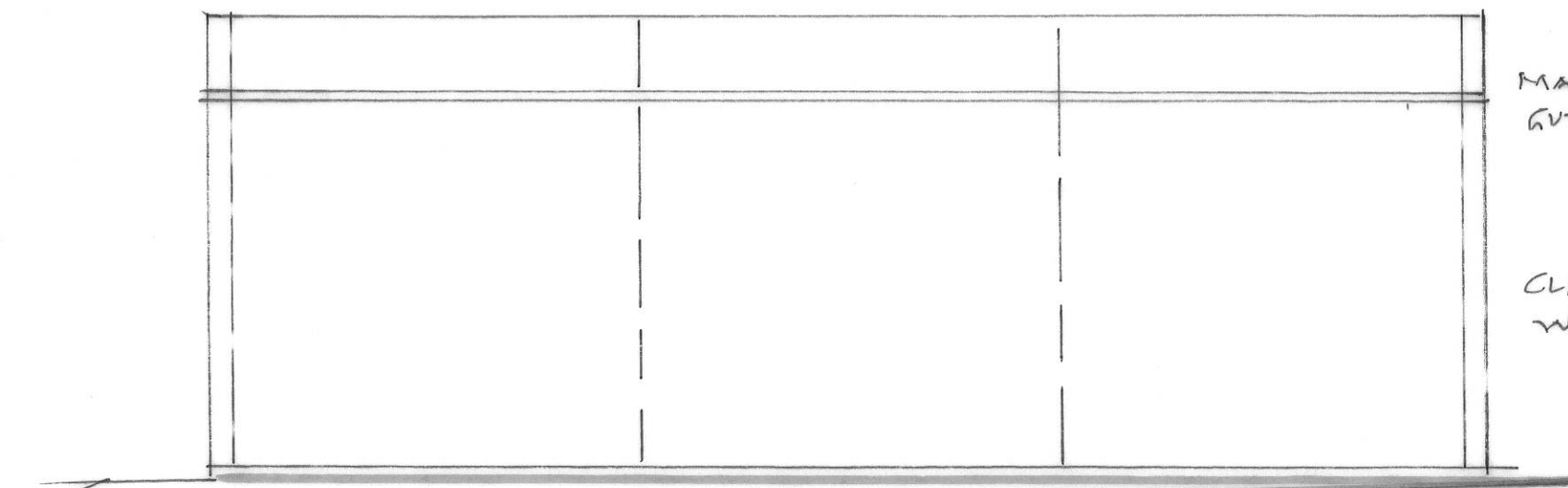
Reservations and conditions in the Crown Grant if any
SP 27298 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <u>Benders Spreading Services(1964) Pty Ltd</u>	ANNEXURE SHEET No 1 (of 2 annexures) to plan by Surveyor <u>Nicholas Griggs</u>	Registered Number: S.P27298
Title Reference: <u>C.T.s. 2102-66 & 4053-23</u>	This plan contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <u>26 NOV 1985</u> and that certificate extends to the detail shown on this sheet	Effective from: <u>26 NOV 1985</u> SCALE 1:1000
Signed for purposes of Identification Council Clerk <u>X H. Hamis Co</u>	Surveyor <u>[Signature]</u>	Measurements are in metres

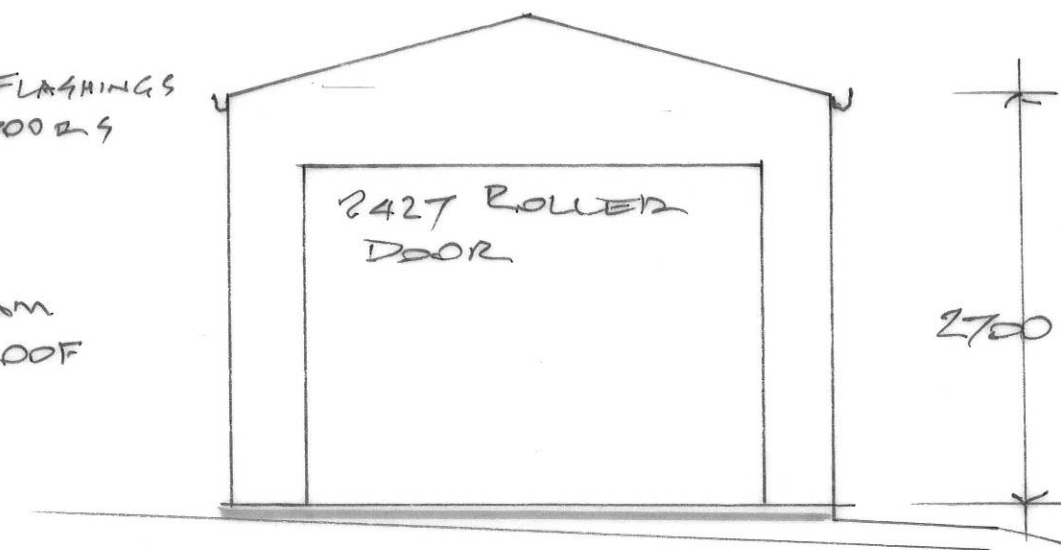




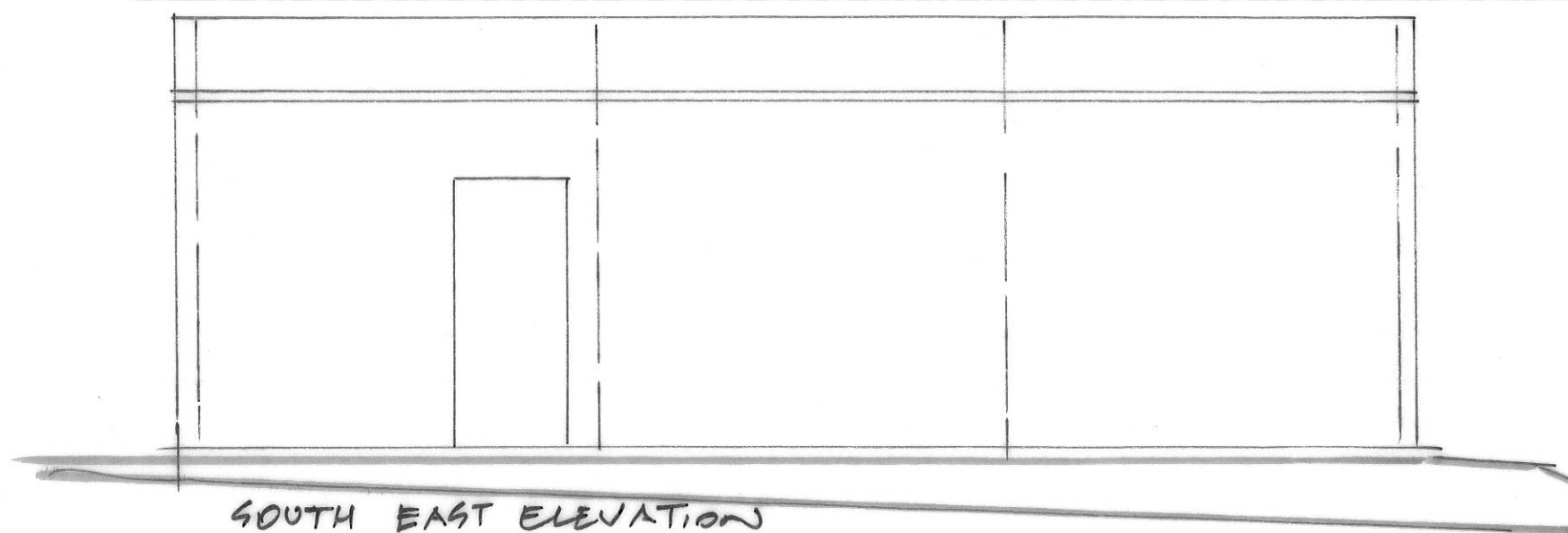
NORTH WEST ELEVATION

MAJOR RED FLASHINGS
GUTTERS & DOORS

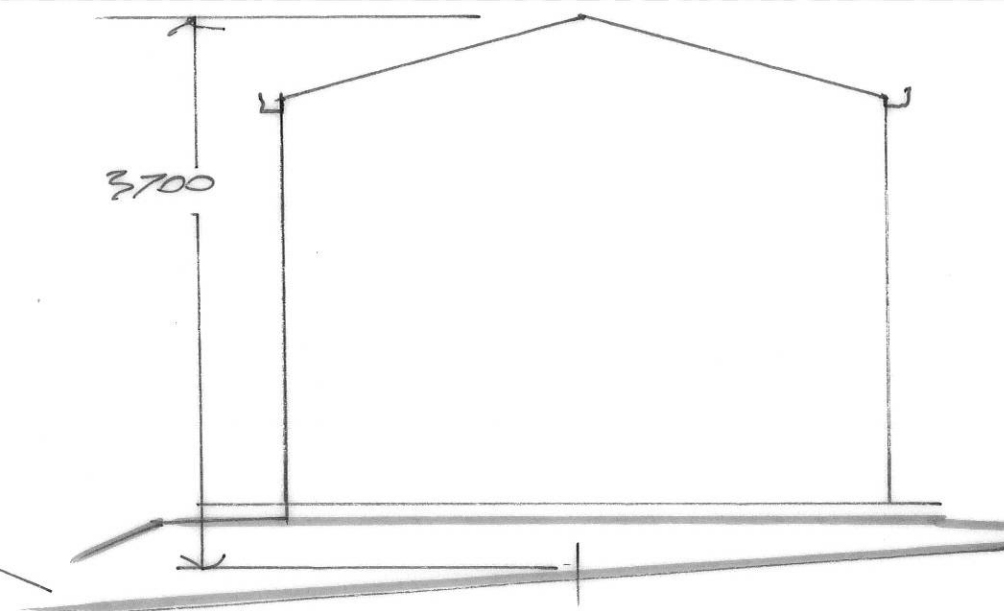
CLASSIC CREAM
WALLS & ROOF



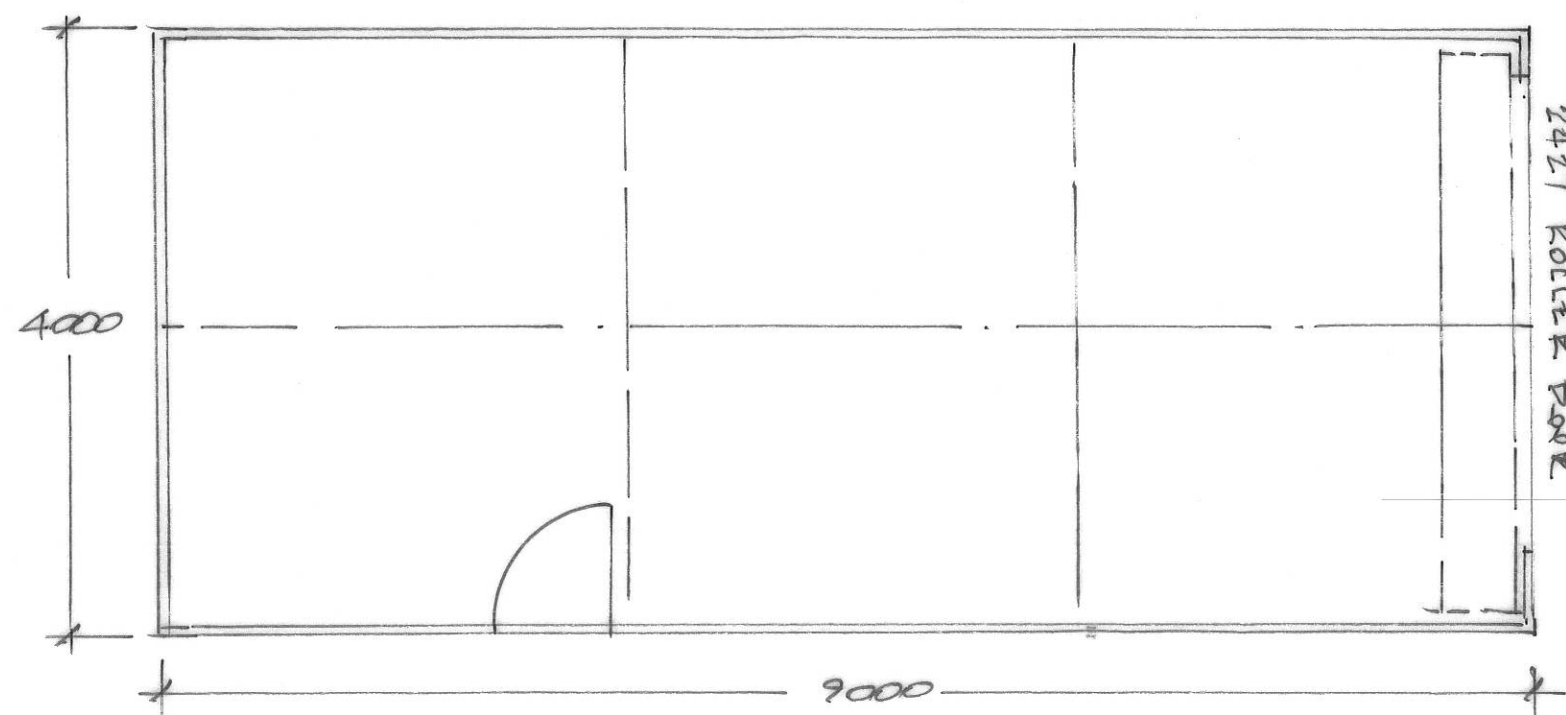
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

1:50 PLAN

PROPOSED OUTBUILDING
50 MERCURY PL., SPRING BEACH
FOR M.K. & L.J. KLEIN
DRAWING No 24 027/2



RELOCATED 9000x4000 SIDACH OUTBUILDING



C150 PORTAL FRAMES TS64075 PURLING & GIRTS



ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

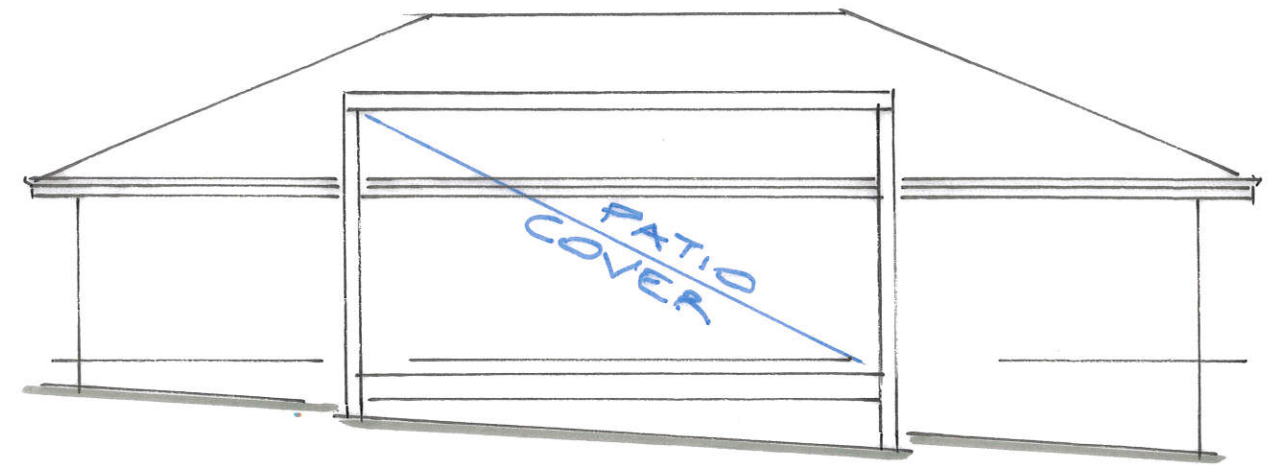
PROPOSED OUTBUILDING ADDITIONS @ 50 MERCURY PL., SPRING BEACH

FOR MARTIN KLEIN FRAME PHOTOS

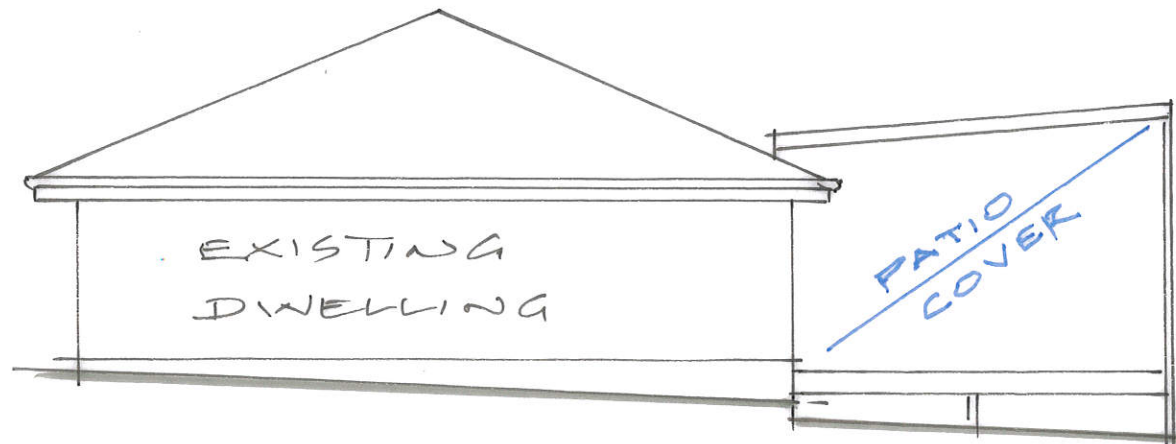
DRAWING No 24 027/3

An aerial photograph of a residential area. A green boundary line is drawn across the image, starting from the top left and extending towards the bottom right. A speed limit sign with the number '50' is visible in the upper left quadrant. The area contains several houses, trees, and a road. A large, multi-story building is visible on the left side. The ground is mostly light brown, suggesting dry earth or sand. The trees are dark green and scattered throughout the area. The road is a light gray color. The overall scene is a mix of natural and built environments.

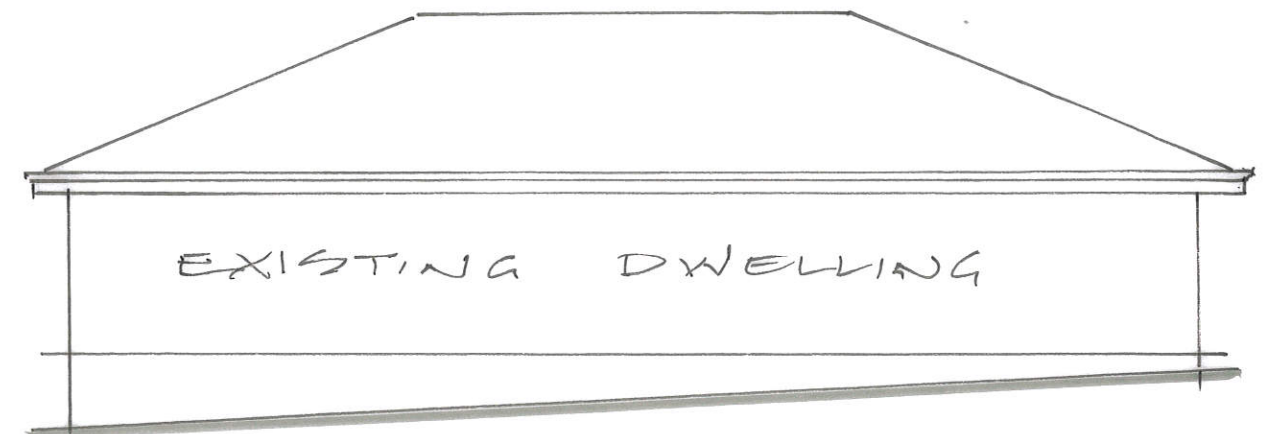
PROPOSED PERGOLA ADDITION FOR MARTIN KLEIN
50 MERCURY PLACE, SPRING BEACH
1:450 LIST MAP AERIAL DRAWING No 24 027/A



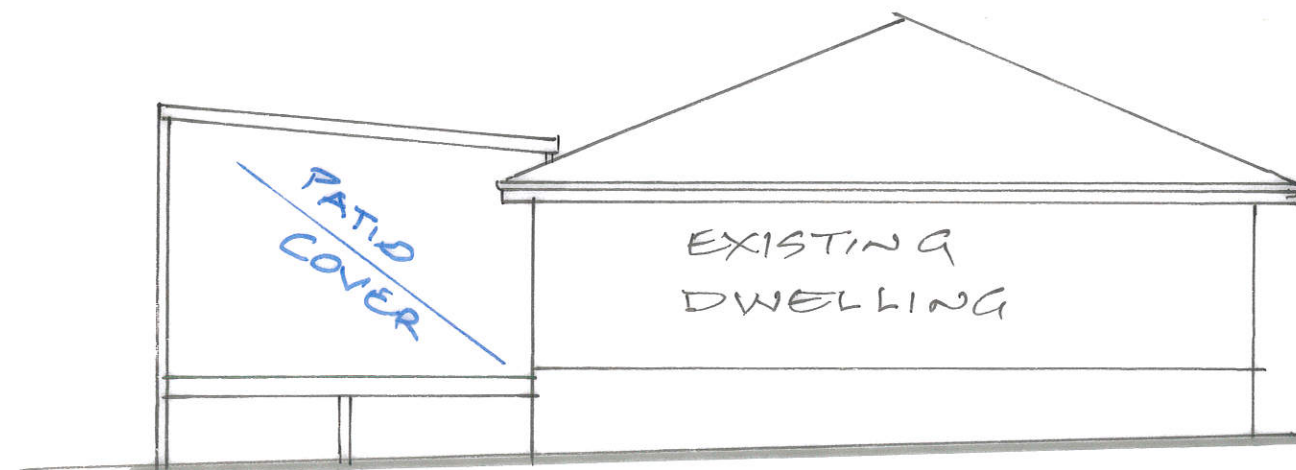
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



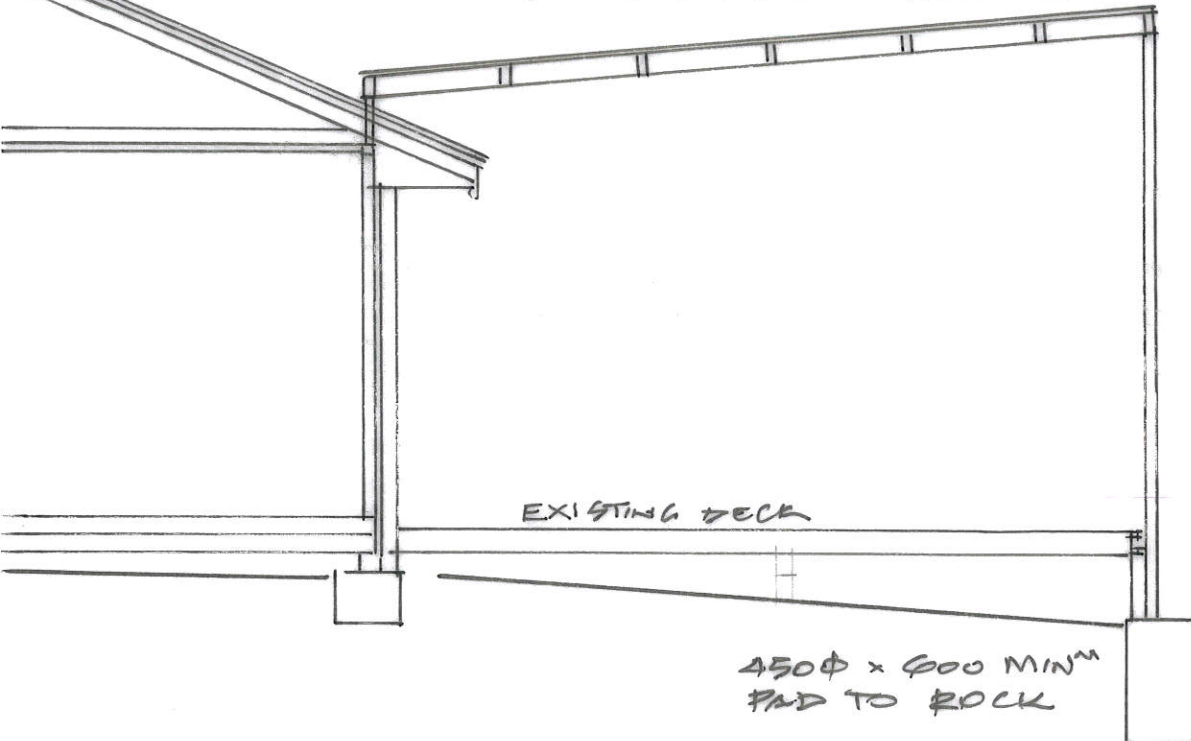
NORTH WEST ELEVATION

ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

PROPOSED PATIO COVER
50 MERCURY PLACE, SPRING BEACH
FOR M.K. & L.J. KLEIN

1:100 ELEVATIONS DRAWING 24 027/5

ROOF EXTENDA BRACKETS @ 1800 CRS
 TINTED LAGERITE @ 5° (1/20)
 150x90x2 DURAGAL RHS
 PURLINS @ 920 MAX^m CENTRES
 760 END PURLIN SPACING

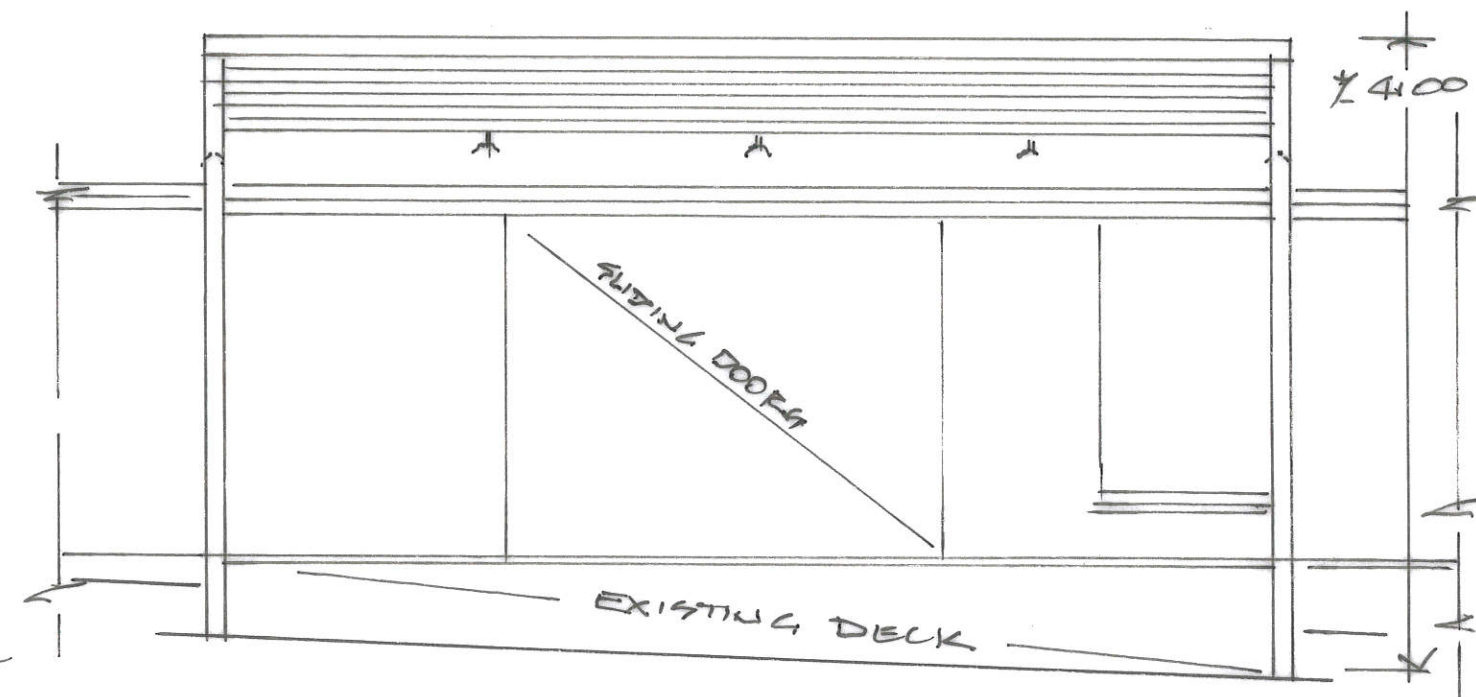


SECTION AA

150x90x2 RHS
 COLUMN ANGLE
 CLEAT FIXED TO
 TIMBER DECK
 WITH 2/No 14
 TEKSCREWS

300x150x10
 BASEPLATE
 4/300x12 DIA
 CHEMSETS. 30
 BOLT EDGE
 DISTANCE

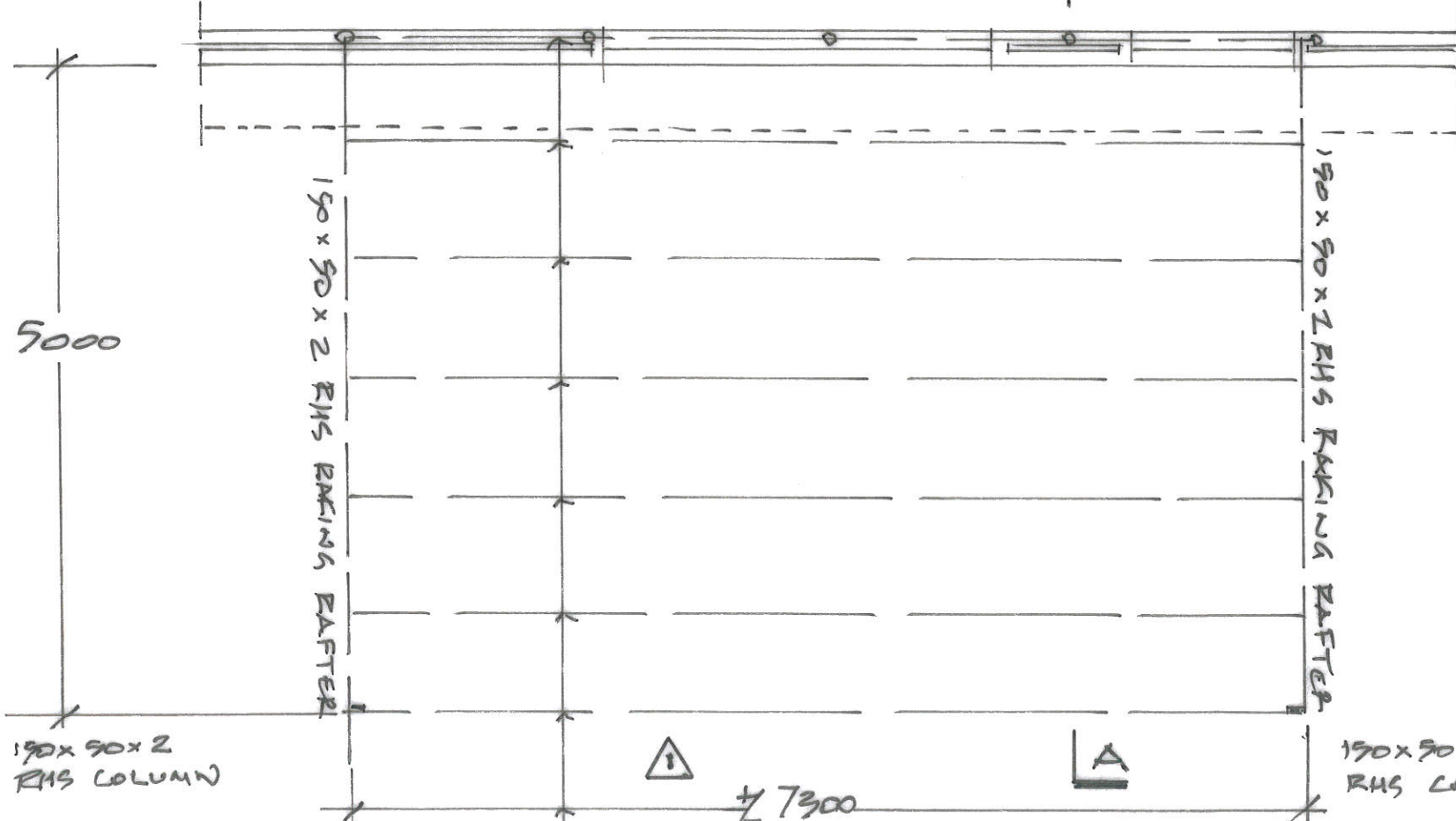
450φ x 600 MIN^m
 PAD TO ROCK



ELEVATION 1



ROOF EXTENDA BRACKETS @ 1800
 CRS PER ATTACHED SPECIFICATION



ROOF FRAMING PLAN

NOTES

1. ALL STEELWORK TO AS 4100 AND ALL WELDING TO AS 1554
2. CONNECTIONS NOT DETAILED TO DEVELOP THE FULL STRENGTH OF THE MEMBERS.
3. VERY HIGH CORROSION ENVIRONMENT - ALL STEELWORK GALVANNEAL & 2 TOP COATS OF ALKID ENAMEL TO NCC

PROPOSED PERGOLA ADDITION FOR MARTIN KLEIN

50 MERCURY PLACE, SPRING BEACH

DRAWING No 24027/5

1:50 DETAILS

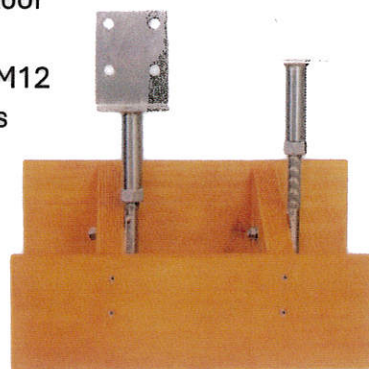


Factory 13/5 Speedwell St
Somerville VIC 3912
03 5978 8755
1800 001 018
www.RoofExtenda.com.au

MKII INSTALLATION GUIDE

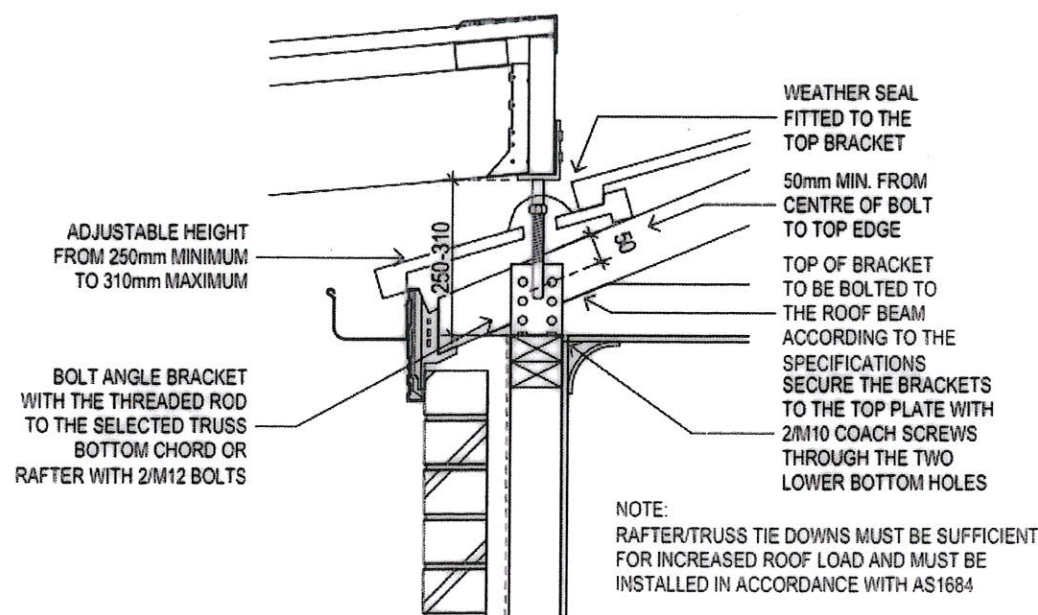
General Installation

1. Remove roofing tiles or lift roof sheets to achieve an opening to fit the Roof Extenda bracket.
2. Bolt angle bracket with the threaded rod to the selected rafter with 2 x M12 hex bolts. Secure the bracket to the top plate with 2-M10 coach screws through the two lower bottom holes.
3. Replace roof tiles or roof sheet, cutting a hole to allow the threaded rod to penetrate the roof.
4. Ensure you seal the centre hole in the top bracket prior to attaching pergola or carport beam, for further weather proofing.



Care Instructions

Roof Extenda recommends painting mild steel brackets before installation. Brackets to be cleaned and inspected yearly and re-coated if required.



MKII

Adjustable height from 250mm to 310mm maximum

Note

Local Council or Shire approval may be required prior to construction. Engineer's computations related to Roof Extenda products are available on the website. Roof Extenda accepts no responsibility for the type of construction undertaken. If located in a highly corrosive area, Roof Extenda recommends 316 marine grade stainless steel brackets.

PROPOSED PERGOLA ADDITION

FOR MARTIN KLEIN 250 MERCURY PLACE, SPRING BEACH

ROOF EXTENDA BRACKET DETAILS DRAWING No 24027/6

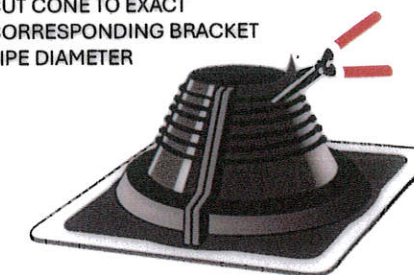


FlashRite Weather Seal

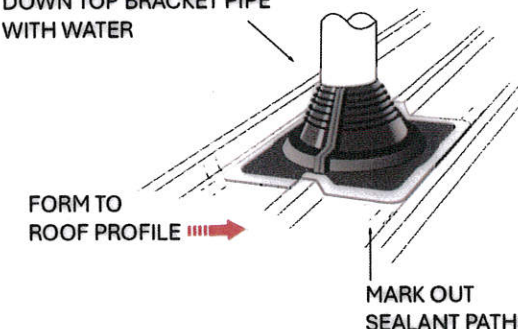
If using a FlashRite weather seal it is fitted to the top bracket.

1. Cut cone to exact corresponding pipe diameter. We recommend a sharp pair of scissors to cut our pipe flashing for the correct pipe size. Ensure there are no accidental nicks in the polymer, as this will continue to split/tear over time.
Tip: Ensure the blades are sharp with no contamination e.g. glue or any accumulated dirt.
2. Lubricate the top bracket with water prior to attaching the weather seal.
3. Attach the weather seal to the top bracket then wind the top bracket down to the desired height and lock the hex nut tightly.
4. Form the weather seal to the profile of the roof and mark out the position of the weather seal.
5. Slide the weather seal up the bracket to apply neutral cure sealant inside the area marked, press the weather seal into position and finish with a bead of sealant to the edges of the weather seal to complete the fitting.
6. Realign weather seal onto roof and fix with Class 3 or Class 4 hex head self-drilling screws minimum of 16mm long with a rubber washer.

CUT CONE TO EXACT CORRESPONDING BRACKET PIPE DIAMETER



WHEN SLIDING FLASHING DOWN TOP BRACKET PIPE WITH WATER

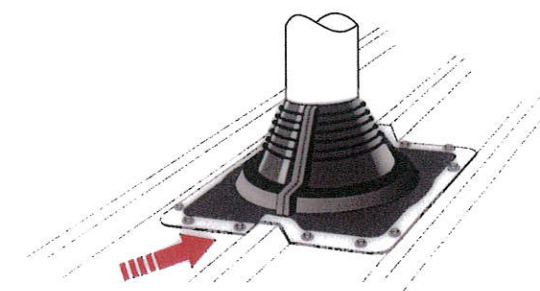
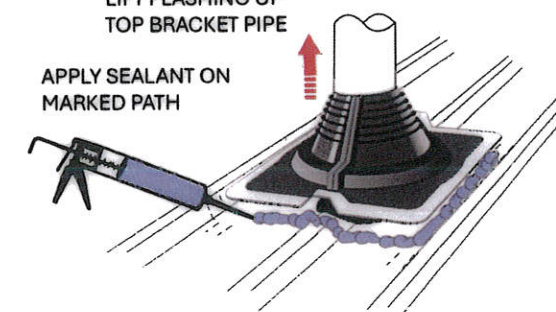


FORM TO ROOF PROFILE

MARK OUT SEALANT PATHS

LIFT FLASHING UP TOP BRACKET PIPE

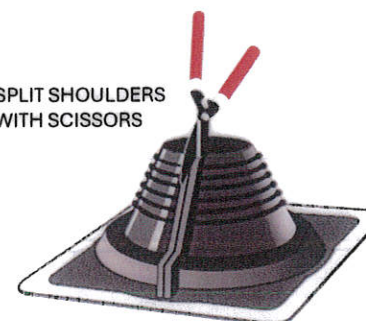
APPLY SEALANT ON MARKED PATH



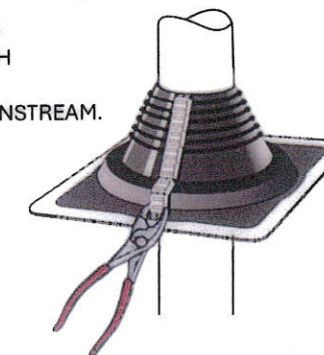
REALIGN FLASHING ONTO ROOF AND FIX WITH APPROPRIATE FASTENERS. START HERE.

If Retro-Fitting a Weather Seal:

SPLIT SHOULDERS WITH SCISSORS



CRIMP FLASHING SHOULDERS WITH RETROFIT CLIPS. FACE JOINT DOWNSTREAM.



ALEX W SHEDDEN & CO
5 Austral Place
Derwent Park Tas 7009
0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E