



**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:** **34 Franklin Street, Swansea**  
**CT 45778/2**

**PROPOSAL:** **Change of Use to Short Stay Accommodation**

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 Chief Executive Officer.

Representations must be received before midnight on Thursday 22 January 2026.

APPLICANT: **Reuel Pty Ltd**  
DATE: **08/12/2025**  
APPLICATION NO: **DA 2025 / 221**

## 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:	Sonney and Narissa Cumming		
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:	34 Franklin St		
Suburb:	Swansea	Post Code:	7020
Size of site: (m <sup>2</sup> or Ha)	600m <sup>2</sup>		
Certificate of Title(s):	2 45778		
Current use of site:	dwelling		

**General Application Details Complete for All Applications**

Description of proposed use or development:	change to visitor accommodation	
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*(LUPAA) 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:	 8/12/25
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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	FOLIO
45778	2
EDITION	DATE OF ISSUE
4	17-Apr-2025

SEARCH DATE : 08-Dec-2025

SEARCH TIME : 09.51 am

**DESCRIPTION OF LAND**

Town of SWANSEA

Lot 2 on Sealed Plan [45778](#)

Derivation : Part of Lots 1 and 9 (Section G.) Gtd to R

Makepeace and T Legg

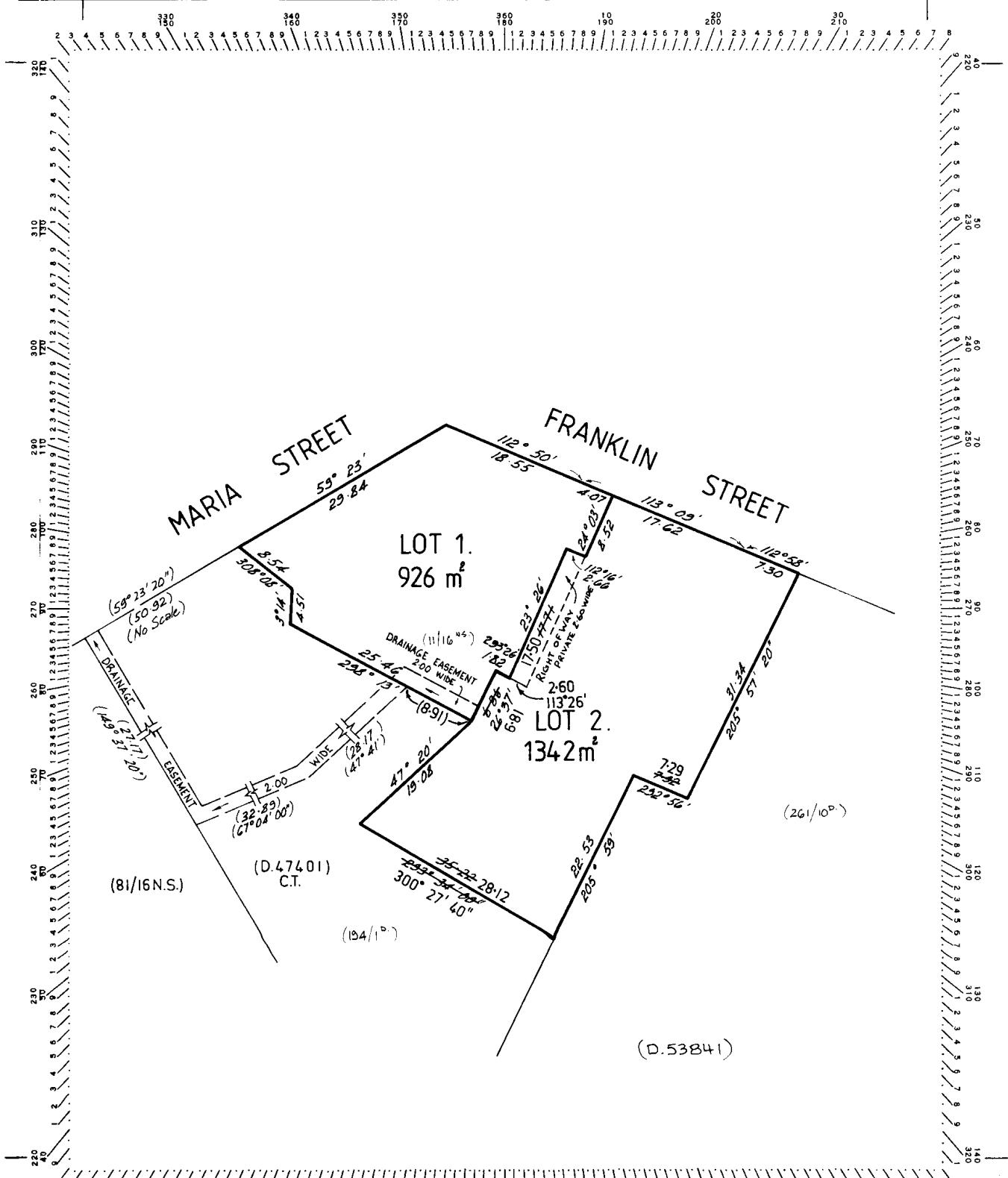
Prior CT [4727/69](#)**SCHEDULE 1**[N248061](#) TRANSFER to REUEL PTY LTD      Registered 17-Apr-2025 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

SP [45778](#) EASEMENTS in Schedule of EasementsSP [45778](#) FENCING PROVISION in Schedule of Easements**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

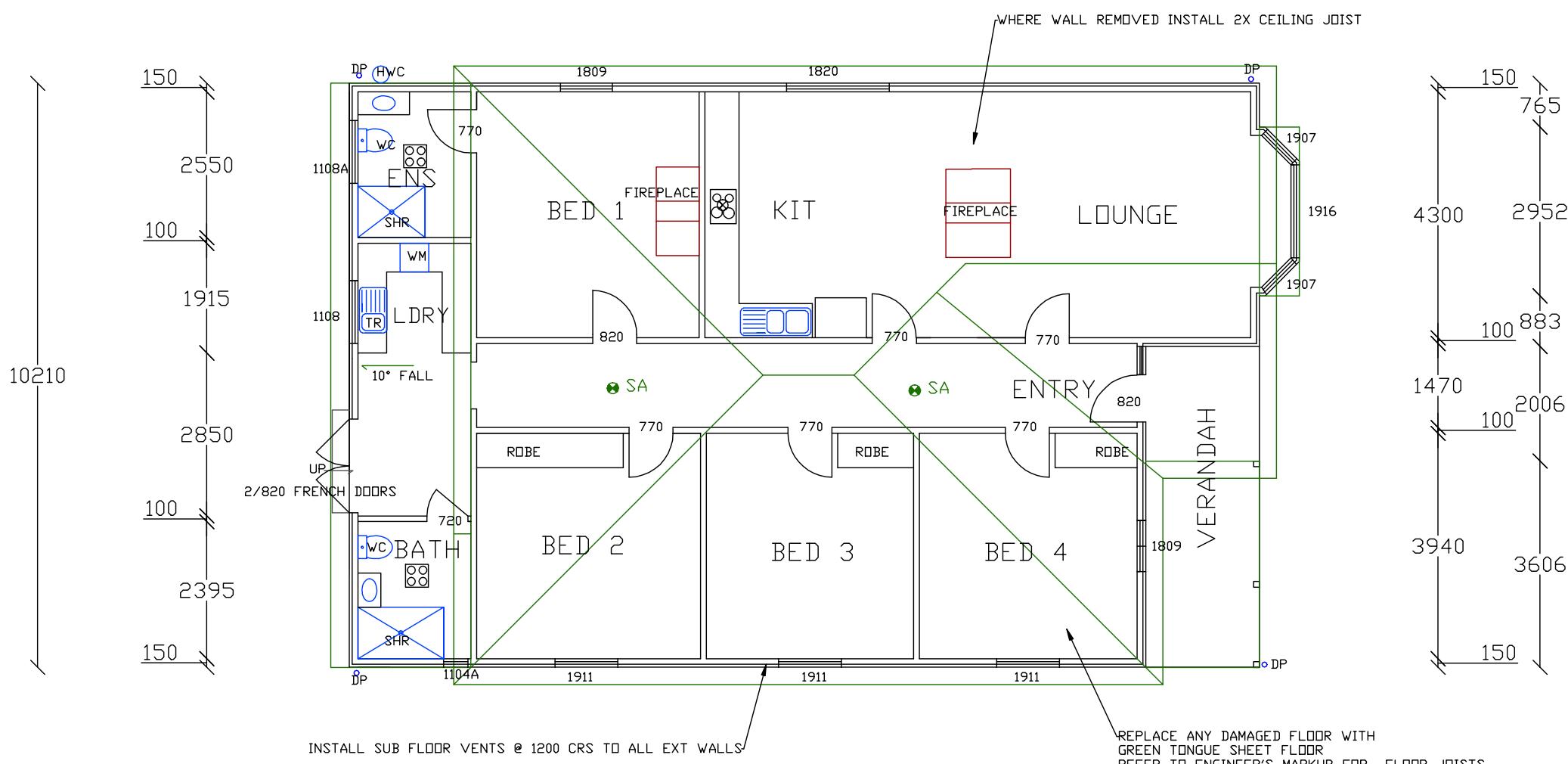
Owner: <i>D.J. &amp; V.J. Gregson.</i>	<b>PLAN OF SURVEY</b> by Surveyor <i>J.L. Cerutty</i> of land situated in the <i>CROMER, &amp; CERUTTY P/L, SURVEYORS</i> <i>7 BAYFIELD ST, ROSNY PARK.</i>	Registered Number: <b>SP45778</b> [Redacted] Effective from: <i>13 DEC 1990</i> <i>Mark O'Brien</i> Recorder of Titles
Title Reference: <i>2651-86, 3024-38</i> <i>&amp; 2669-99.</i>	TOWN OF SWANSEA	
Grantee: <i>PART OF 1-2-9 (SEC. G) LTD TO THOMAS LEGG</i> <i>1-0 2-21</i> <i>&amp; Part of Lots 1&amp; 3 Sec G</i> <i>Granted to Robert Makepeace.</i>	SCALE 1: <i>500.</i>	MEASUREMENTS IN METRES



SCALE: 1:100  
SHEET 2 OF 7  
DWG CUM0225  
27 MARCH 2025  
REVISION 3  
DRAWN BY WILLBUILT  
RTN CC1911 P  
DWELLING  
ALTERATION  
S CUMMING  
LOT2 No34  
FRANKLIN STREET  
SWANSEA 7190  
V 45778 F 2

GENERAL NOTES  
THESE DRAWINGS ARE TO BE READ  
IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS,  
GEOTECHNICAL & STRUCTURAL ENGINEERING  
SPECIFICATIONS & PLANS WHERE REQUIRED.  
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE  
DRAWING  
ALL WORK SHALL BE IN ACCORDANCE WITH THE  
NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC)  
& RELEVANT STANDARDS.  
THE BUILDER IS TO CHECK ALL SITE BOUNDARIES,  
SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING  
BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS  
LEVELS, BEARINGS, EXISTING SEWER & STORMWATER  
DRAINS & OUTLETS & THE LOCATION OF ANY  
EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT  
OF ANY WORKS.

FLOOR AREA DWELLING 164m<sup>2</sup>  
3000 CEILING HEIGHT  
FLOOR AREA VERANDAH 11.2m<sup>2</sup>

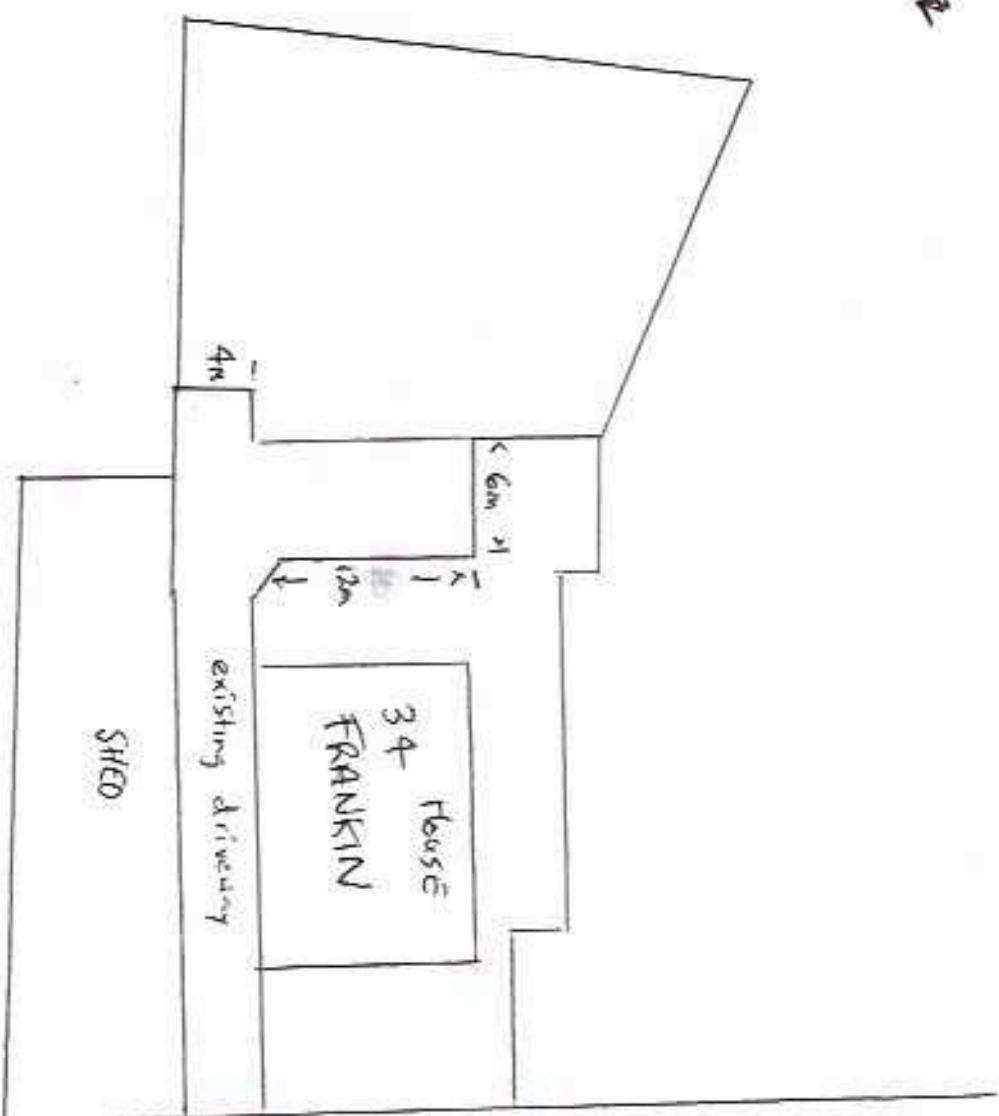


## FLOOR PLAN 1:100

WILL BUILT  
CC1911P  
T WILLIAMS  
9 EUMATALLA ST  
LAUDERDALE  
Ph0418122582

2011

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FRANKLIN STREET