



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: **915 Coles Bay Road, Coles Bay
CT 38436/1**

PROPOSAL: **Residential – Single Dwelling**

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 25 March 2026.

APPLICANT: **Andrew Stephen Merse**

DATE: **16/02/2026**

APPLICATION NO: **DA 2026 / 027**

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:	Andrew Merse		
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:	915 Coles bay Rd		
Suburb:	Coles Bay	Post Code:	7125
Size of site: (m ² or Ha)	40.34 Ha		
Certificate of Title(s):	38436 /1		
Current use of site:	vacant block		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Dwelling
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:	6/2/26
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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 38436	FOLIO 1
EDITION 4	DATE OF ISSUE 20-Apr-2024

SEARCH DATE : 09-Jun-2024

SEARCH TIME : 11.36 AM

DESCRIPTION OF LAND

Parish of MEREDITH, Land District of GLAMORGAN
 Lot 1 on Diagram 38436
 Derivation : Part of Lot 32180 Gtd. to H.P.T. Cusick
 Prior CT 4542/68

SCHEDULE 1

N175412 TRANSFER to ANDREW STEPHEN MERSE Registered
 20-Apr-2024 at noon

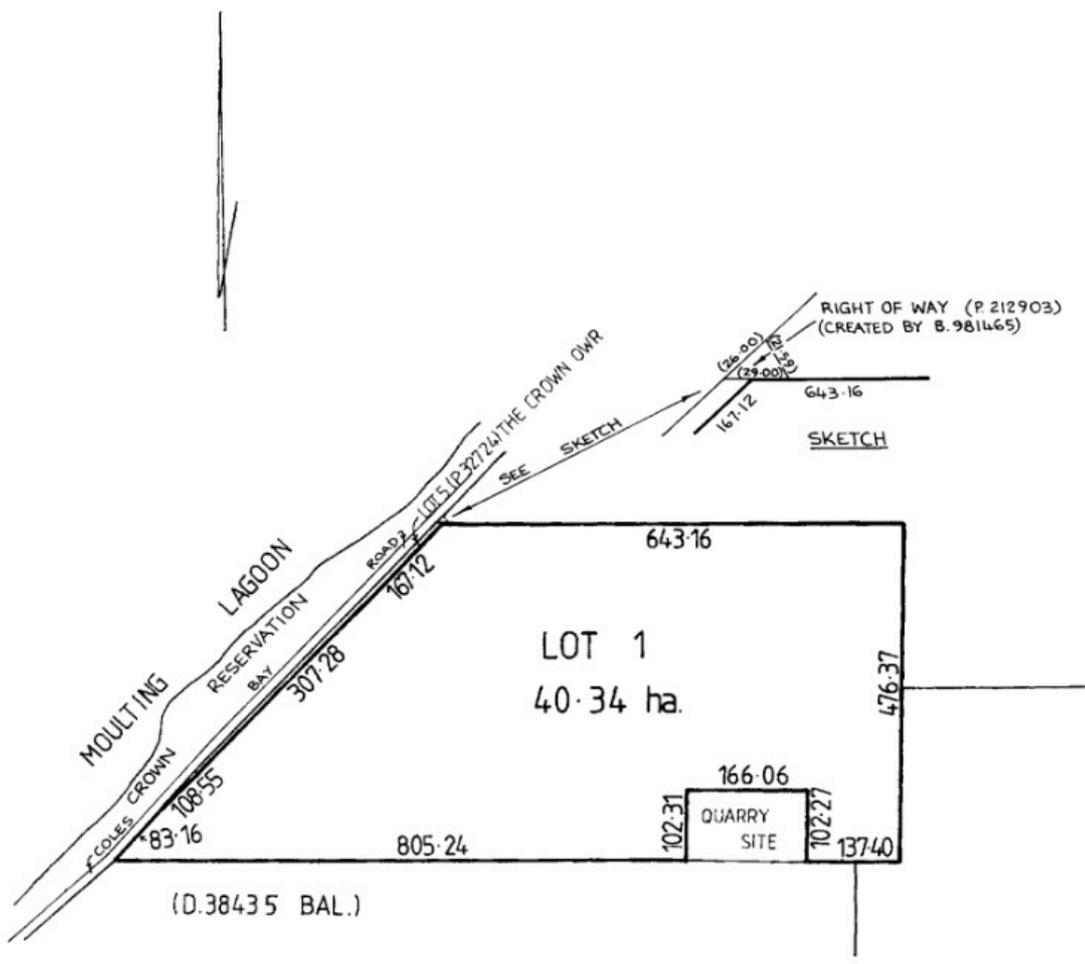
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 B981465 BENEFITING EASEMENT: A right of carriageway over the
 land marked `RIGHT OF WAY' on P.212903 Registered
 28-Oct-1996 at 12.01 PM
 B675237 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
 the Forest Practices Act 1985 Registered
 11-Mar-1994 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:	PLAN OF TITLE of land situated in the GLAMORGAN MEREDITH	Registered Number: D. 384 36
Title Reference: C.T. 2495-69		Approved:
Grantee:		Recorder of Titles
COMPILED FROM: SCALE 1: 7500 MEASUREMENTS IN METRES		



GENERAL NOTES

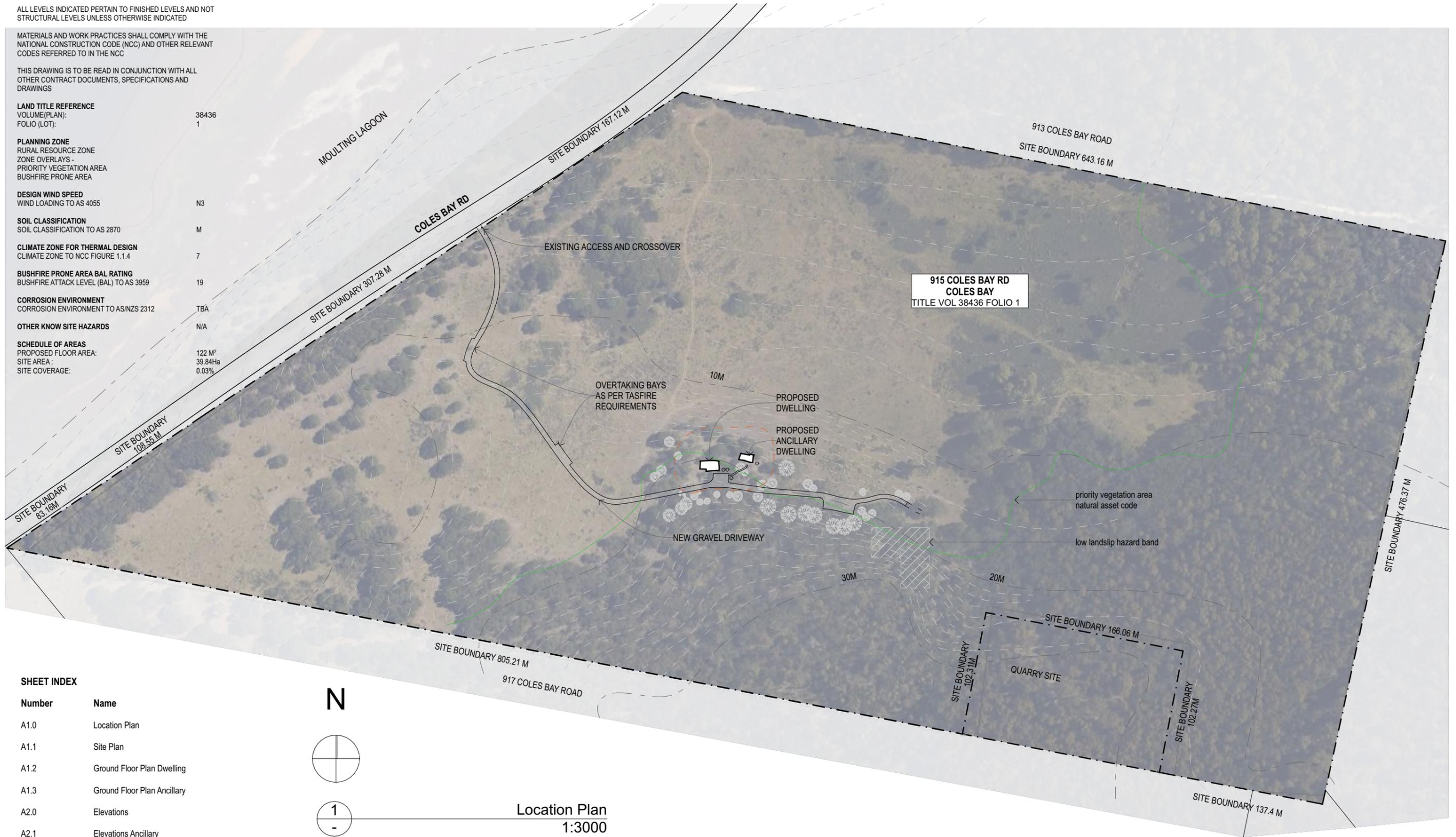
DO NOT SCALE FROM THIS DRAWING

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

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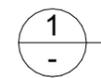
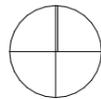
LAND TITLE REFERENCE	38436
VOLUME (PLAN):	1
FOLIO (LOT):	
PLANNING ZONE	
RURAL RESOURCE ZONE	
ZONE OVERLAYS -	
PRIORITY VEGETATION AREA	
BUSHFIRE PRONE AREA	
DESIGN WIND SPEED	
WIND LOADING TO AS 4055	N3
SOIL CLASSIFICATION	
SOIL CLASSIFICATION TO AS 2870	M
CLIMATE ZONE FOR THERMAL DESIGN	
CLIMATE ZONE TO NCC FIGURE 1.1.4	7
BUSHFIRE PRONE AREA BAL RATING	
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959	19
CORROSION ENVIRONMENT	
CORROSION ENVIRONMENT TO AS/NZS 2312	TBA
OTHER KNOW SITE HAZARDS	N/A
SCHEDULE OF AREAS	
PROPOSED FLOOR AREA:	122 M ²
SITE AREA :	39.84Ha
SITE COVERAGE:	0.03%



SHEET INDEX

Number	Name
A1.0	Location Plan
A1.1	Site Plan
A1.2	Ground Floor Plan Dwelling
A1.3	Ground Floor Plan Ancillary
A2.0	Elevations
A2.1	Elevations Ancillary

N



Location Plan
1:3000



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// Friendlies
915 Coles Bay Rd
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TAS

Client Merse
For **DA**

Drawing Name **Location Plan**
Drawing Scale **1:3000**
Layout ID **A1.0** REV. **0**
Date 13/2/26

GENERAL NOTES

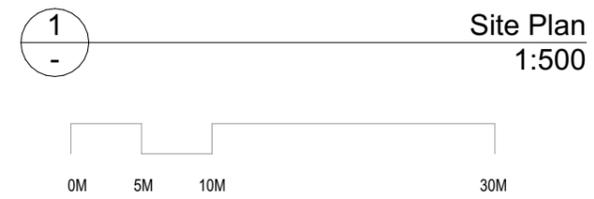
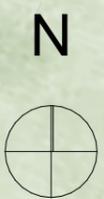
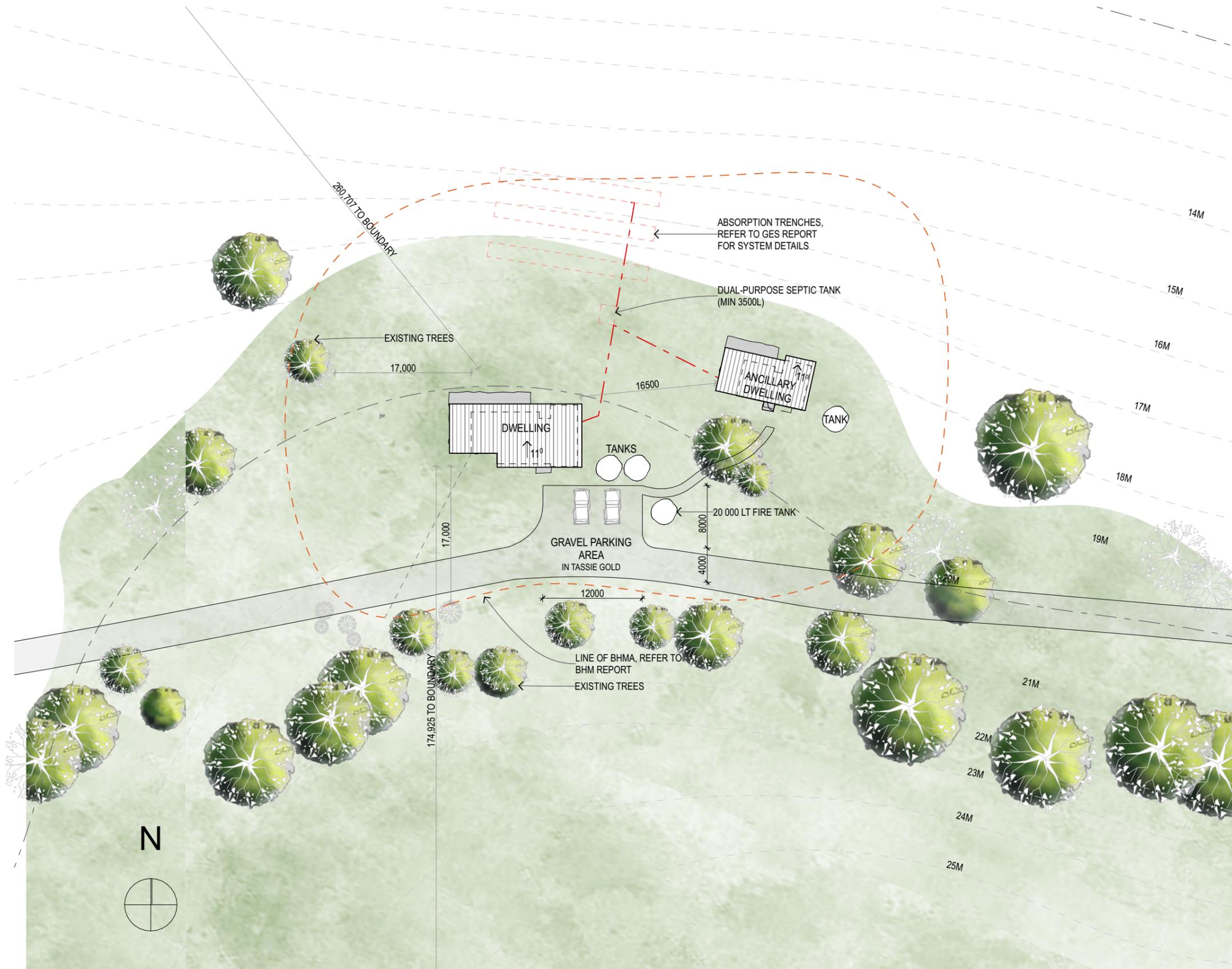
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BUSHFIRE HAZARD MANAGEMENT
THE DESIGN AND CONSTRUCTION OF THE DEVELOPMENT MUST COMPLY WITH THE GENERAL CONSTRUCTION REQUIREMENTS PRESCRIBED WITHIN SECTION 3 OF THE AUSTRALIAN STANDARD FOR THE CONSTRUCTION OF BUILDINGS IN THE BUSHFIRE PRONE AREAS AND THE SPECIFIC REQUIREMENTS PRESCRIBED FOR BUSHFIRE ATTACK LEVEL 19 WITHIN SECTION OF THIS STANDARD



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Client Merse
For **DA**

Drawing Name **Site Plan**
Drawing Scale **1:500**
Layout ID **A1.1**
Date 13/2/26

REV. **0**

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING

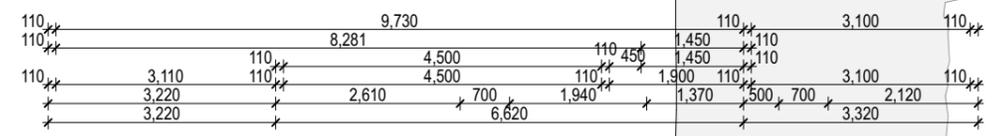
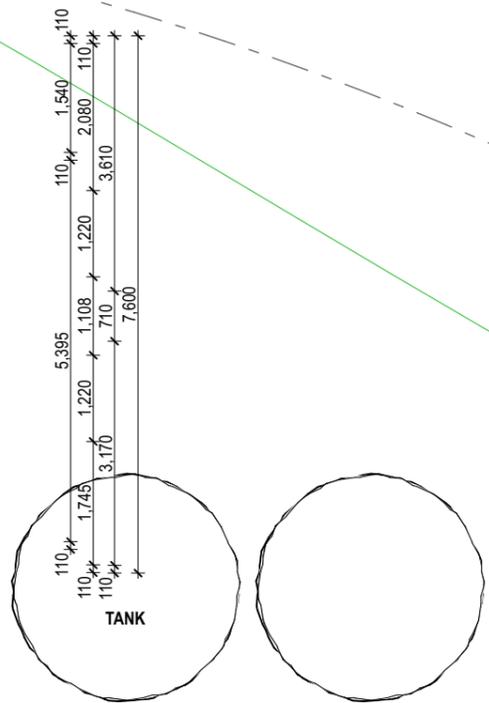
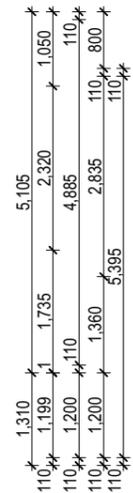
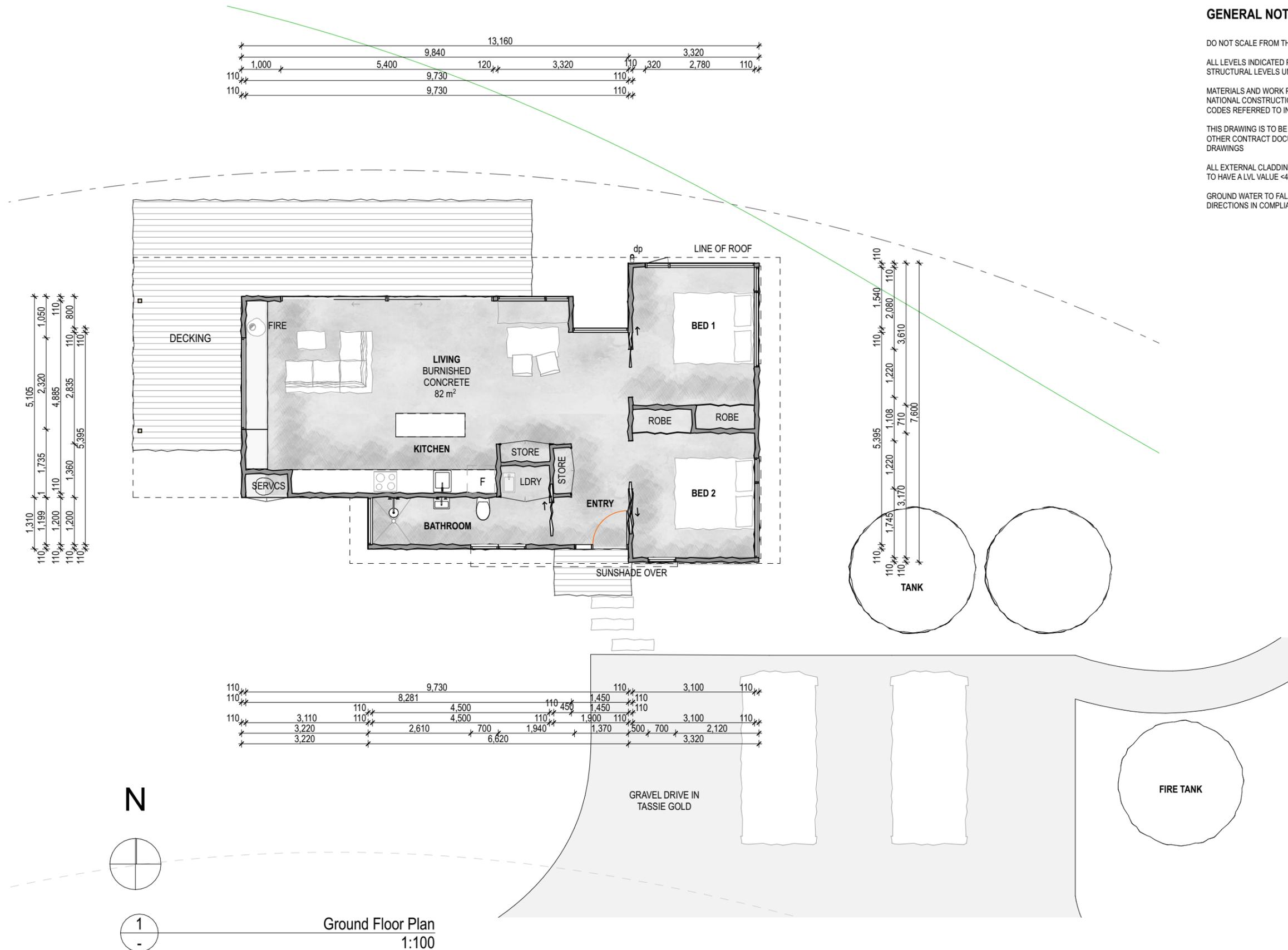
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ALL EXTERNAL CLADDING, ROOFS, WINDOW AND DOOR FRAMES TO HAVE A LVL VALUE <40

GROUND WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN COMPLIANCE WITH AS2870 AND NCC 2022 3.3.3



Ground Floor Plan
1:100



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915 Coles Bay Rd
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Client Merse
For **DA**

Drawing Name **Ground Floor Plan Dwelling**
Drawing Scale **1:100**
Layout ID **A1.2**
Date 13/2/26

REV. **0**

GENERAL NOTES

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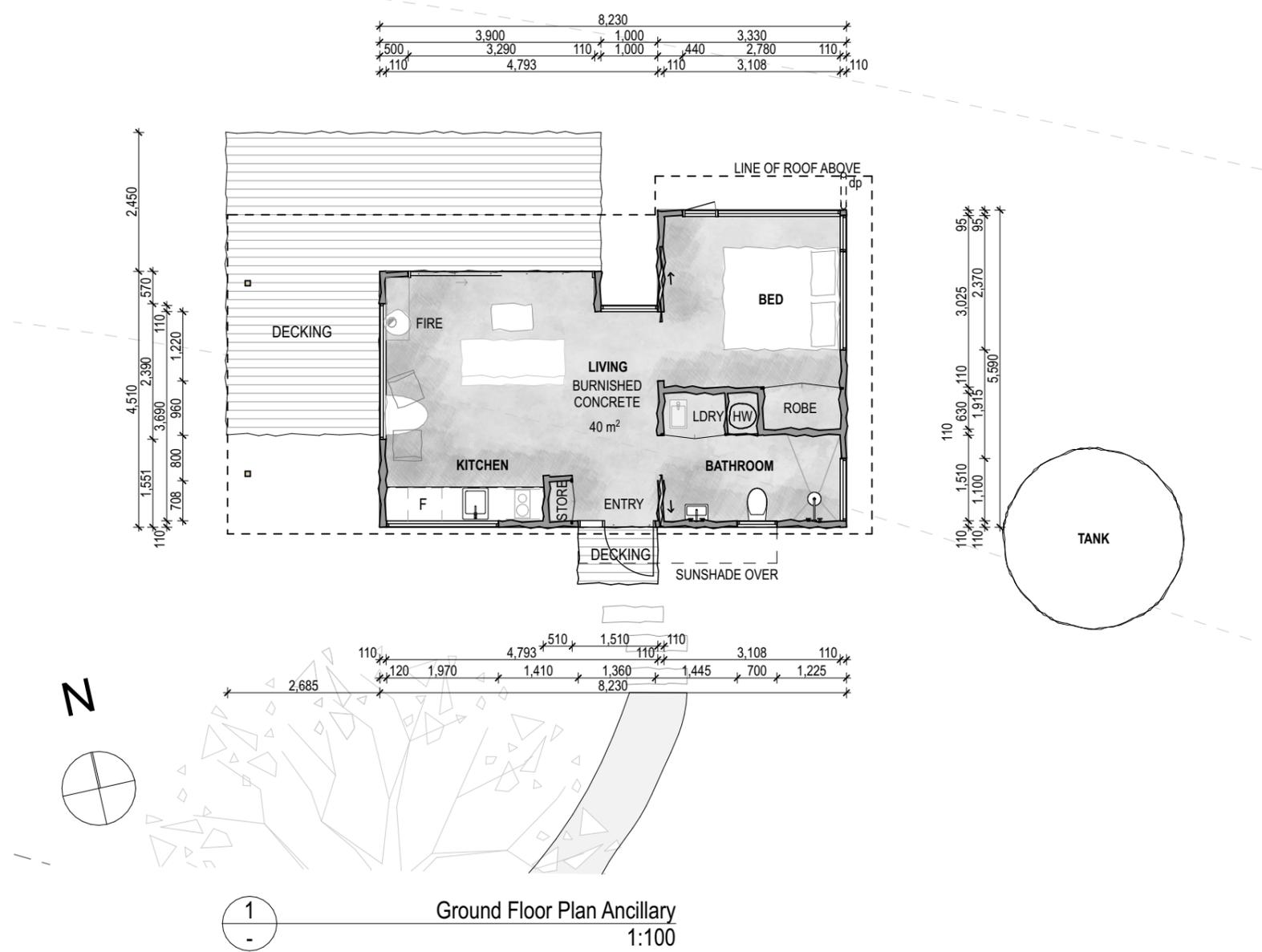
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ALL EXTERNAL CLADDING, ROOFS, WINDOW AND DOOR FRAMES TO HAVE A LVL VALUE <40

GROUND WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN COMPLIANCE WITH AS2870 AND NCC



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Client Merse
 For **DA**

Drawing Name **Ground Floor Plan Ancillary**
 Drawing Scale **1:100**
 Layout ID **A1.3** REV. **0**
 Date 13/2/26

MATERIALS

ROOFING	COLORBOND GALAVANISED
WINDOW FRAMES	INTERPON - ANODISED NATURAL
CL-1	VERTICAL TIMBER - APPROVED FOR BAL 19 - NO FINISH
CL-2	COLORBOND CLADDING IN MONUMENT
CL-3	STONE FACING NO FINISH
DECKING	TIMBER - APPROVED FOR BAL 19

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING

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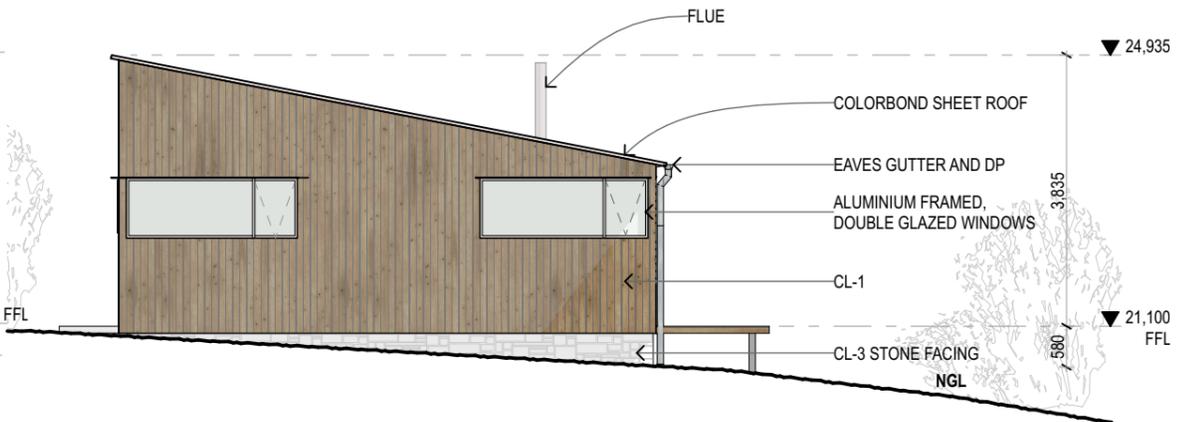
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ALL EXTERNAL CLADDING, ROOFS, WINDOW AND DOOR FRAMES TO HAVE A LVL VALUE <40

GROUND WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN COMPLIANCE WITH AS2870 AND NCC



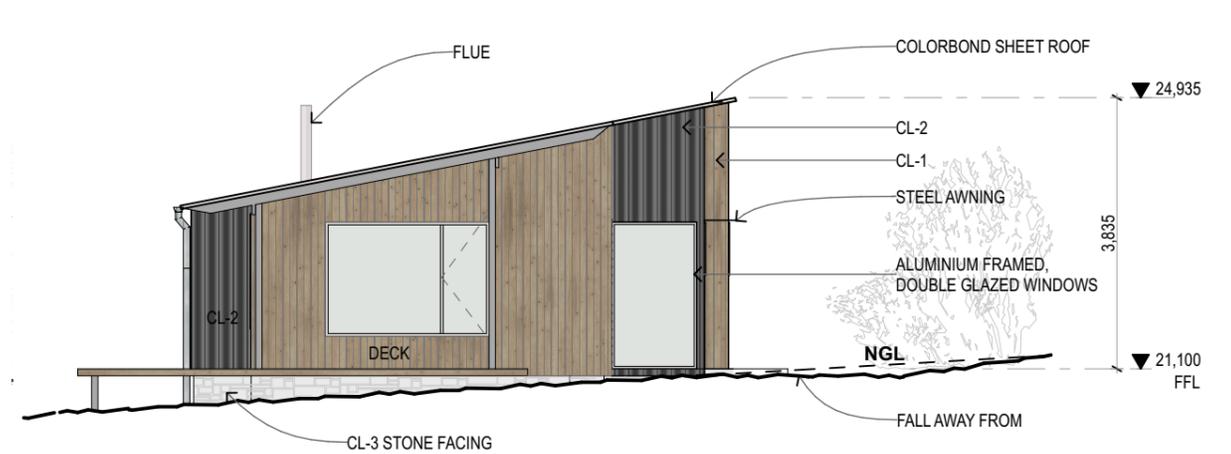
1
North Elevation
1:100



2
East Elevation
1:100



3
South Elevation
1:100



4
West Elevation
1:100

MATERIALS

ROOFING	COLORBOND GALAVANISED
WINDOW FRAMES	INTERPON - ANODISED NATURAL
CL-1	VERTICAL TIMBER - APPROVED FOR BAL 19 - NO FINISH
CL-2	COLORBOND CLADDING IN MONUMENT
CL-3	STONE FACING NO FINISH
DECKING	TIMBER - APPROVED FOR BAL 19

GENERAL NOTES

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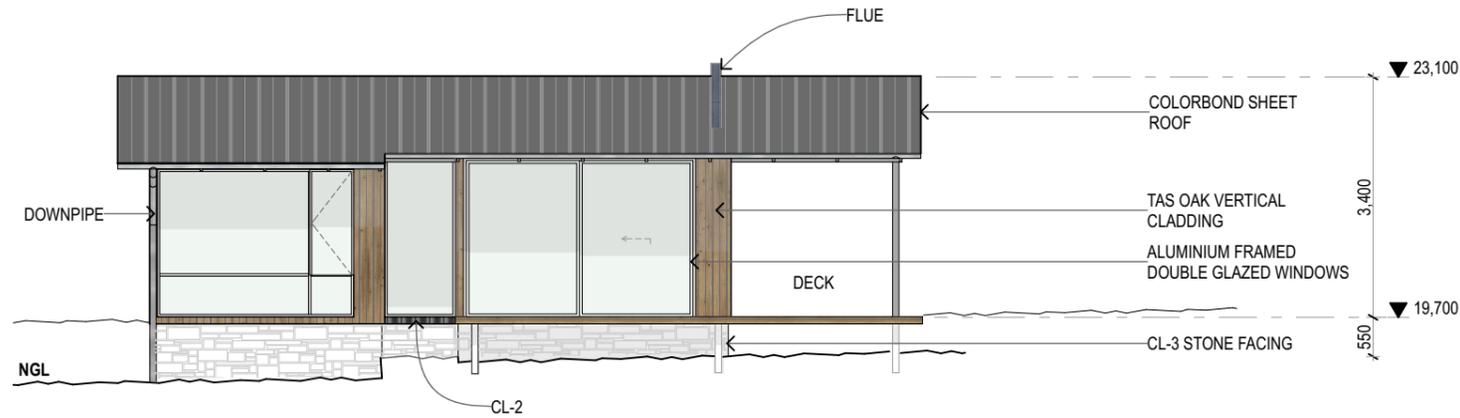
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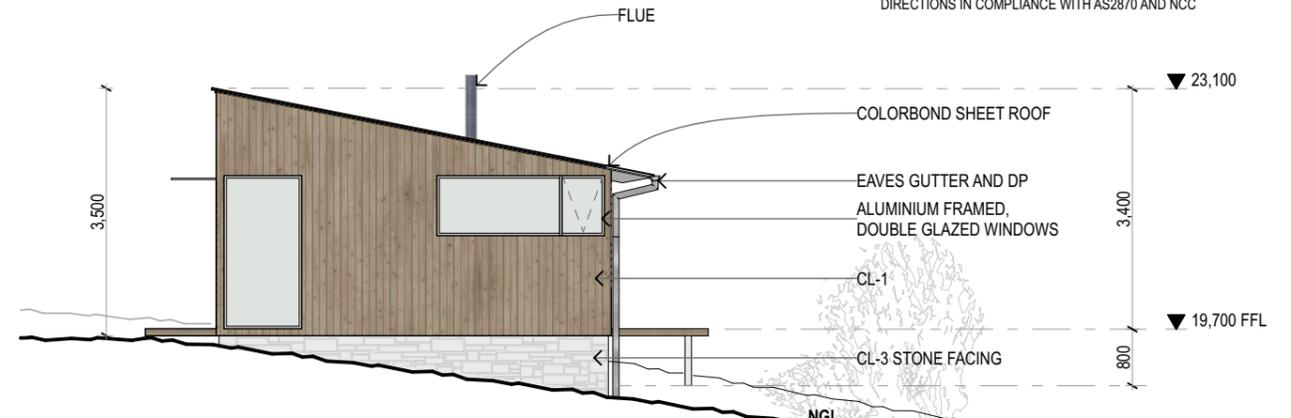
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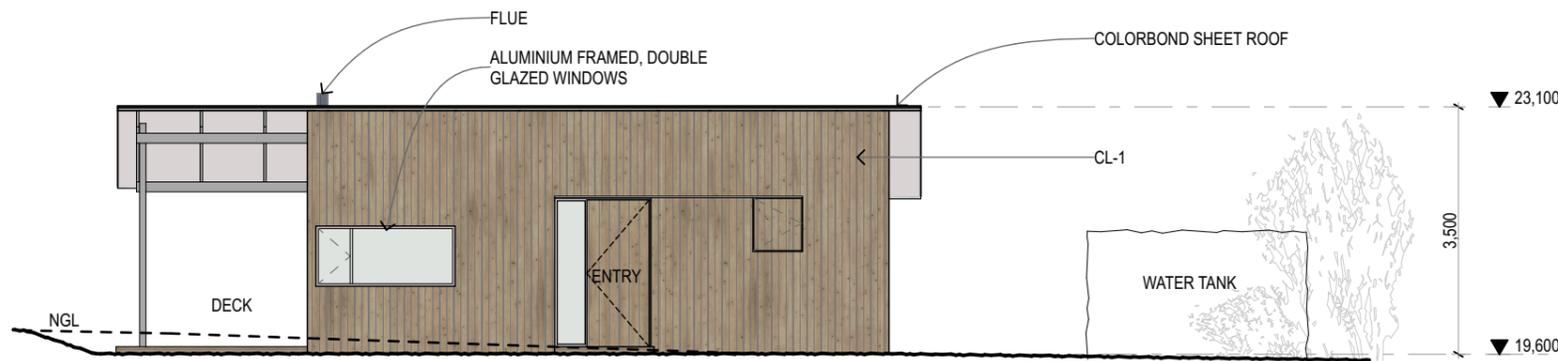
GROUND WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN COMPLIANCE WITH AS2870 AND NCC



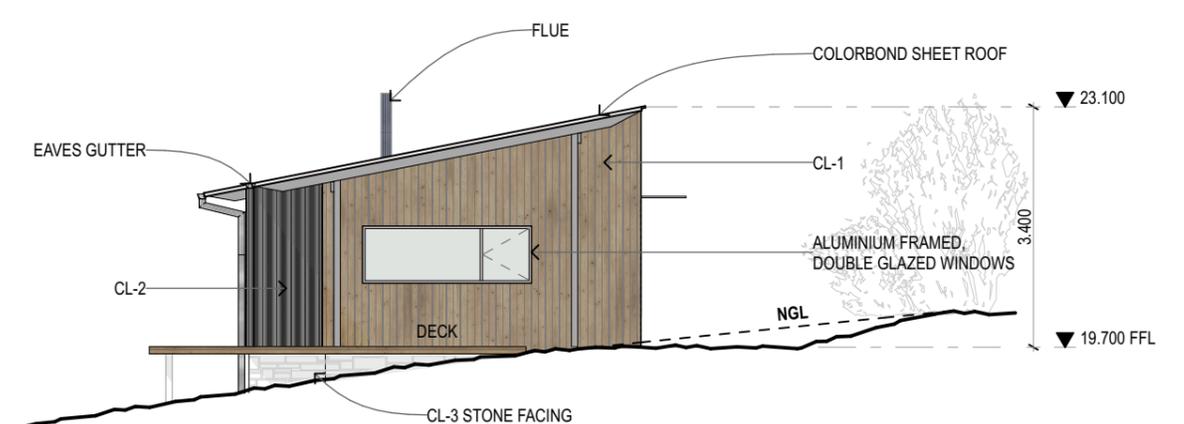
1
-
North Elevation Ancillary
1:100



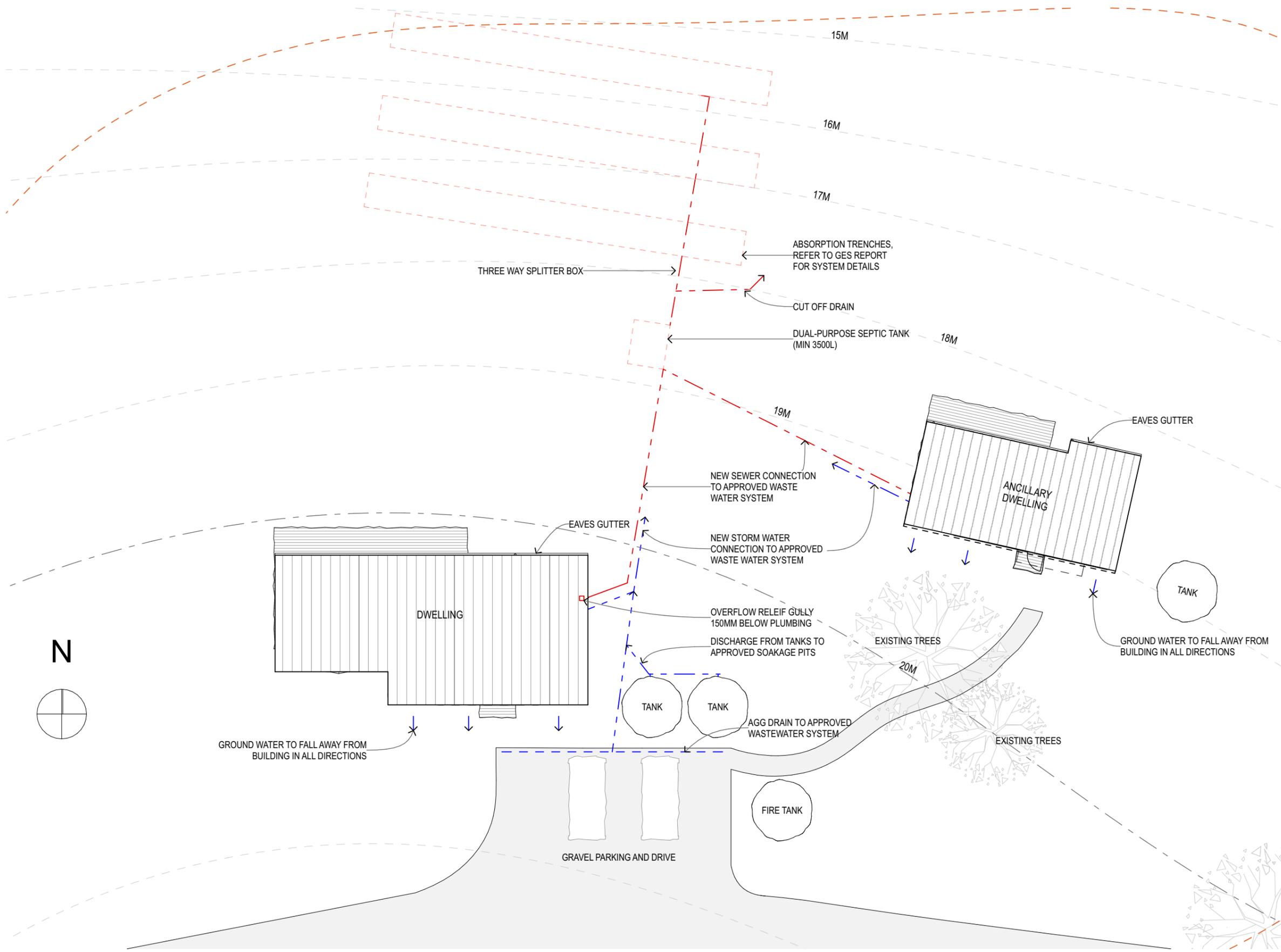
2
-
East Elevation Ancillary
1:100



3
-
South Elevation Ancillary
1:100



4
-
West Elevation Ancillary
1:100



GENERAL NOTES

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- GROUND WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN COMPLIANCE WITH AS2870 AND NCC
- SOIL & WATER MANAGEMENT STRATEGIES DOWNPIPES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF AND GUTTERING IS INSTALLED.
- INSTALL AG DRAINS PRIOR TO FOOTING EXCAVATION.
- MINIMISE SITE DISTURBANCE TO BUILDING, DRAINAGE AND IMMEDIATE ADJOINING AREAS ONLY.
- EXCAVATED MATERIAL REMOVED FROM SITE IMMEDIATELY OR PLACED UP-SLOPE FROM AG DRAIN UNTIL READY FOR REMOVAL. IF STORED IN MOUNDS ON SITE, INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.
- WHERE DISTURBED AREAS WILL REMAIN UNCOVERED FOR 14 DAYS OR MORE, COVER WITH WATERPROOF BLANKETS / WOOD CHIPS OR SIMILAR.
- CONSTRUCTION VEHICLES TO PARK AWAY FROM MUDDY AREAS, TO PREVENT TRANSFERRING DEBRIS ONTO THE LOCAL ROAD NETWORK.
- STORMWATER FROM NEW IMPERVIOUS SURFACES TO BE MANAGED ON-SITE

1
-

Drainage Plan
1:200

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915 Coles Bay Rd
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TAS

Client Merse
For **DEVELOPMENT APPLICATION**

Drawing Name **Drainage Plan**
Drawing Scale **1:200**
Layout ID **A5.2**
Date 25/2/2026

REV. **0**

02/03/2026

Re: DA2026-027 RFI / 915 Coles Bay Rd, Coles Bay 7215

Good Morning,

Please find details on your RFI below:

1. Details of cross over attached.
2. Concept drainage plan attached, including car parking areas.
3. Clause 20.3.1

P2

The proposed dwelling will not confine or restrict existing use on adjoining properties as there is a separate individual drive access to the property. Residential vehicle access will be small in scale for two or three full time occupants of the dwellings – resulting in no adverse impacts on adjoining users. This is inline with the existing adjoining users and how they also use their properties.

P3

The proposed dwelling site is in a rural setting located on the edge of grassland and woodland vegetation transitioning into large scale native forest vegetation to the south. The proposed dwelling site leaves all the agricultural land (cleared) below available for future agricultural use.

The low level and small scale of the proposed dwellings will blend in with the environment (LRV values for all colours to be below 40), will have no effect or restriction on the agricultural land of this site or the adjoining properties. Dwellings are located on the adjoining properties in the area and are of low level and low impact which this proposal will be in line with. There is no local or regional significance of the agricultural land currently/historically.

4. Response to Natural Assets Code:
The development will be located within the mapped Priority Vegetation Area however there will be no vegetation removal for the dwellings required to meet the clearances described in the Bushfire Hazard Management Report.

Threatened flora observed on site – Nil

No State (Threatened Species Protection Act 1995) or Commonwealth (Environment Protection and Biodiversity Conservation Act 1999) listed threatened flora species were identified within the site area.

Building footprint areas are located on the outer edge or outside (ancillary dwelling) of native vegetation areas to minimise the amount of native (priority) vegetation clearance to satisfy the Performance Criteria of the Natural Assets Code (Priority Vegetation).

Large trees within the site area which provide the most suitable habitat for nesting birds will remain on site and not be removed

Further to this the site has an schedule of Private Timber Reserve which allows for tree removal (However in this case no trees will be removed for this development or in the future) The owner wishes to leave all trees in place for habitat and ecological reasons. Please find this schedule attached.

5. The Quarry site is no longer in use and will not be used in the future – simply a old schedule from previous owners.

Regards,

Dana McCarter