



**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:** **29 Wellington Street, Swansea**  
**CT 153402/2**

**PROPOSAL:** **Alterations & Additions to a Dwelling (Indoor**  
**Swimming Pool)**

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 24 June 2026.

**APPLICANT:** **Stuart Oates**  
**DATE:** **26/03/2026**  
**APPLICATION NO:** **DA 2026 / 050**

## 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** *(Note: If your application is discretionary, the following will be placed on public exhibition)*

Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

<b>General Application Details</b> <i>Complete for All Applications</i>	
Description of proposed use or development:	
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)	Yes / No
<b>For all Non-Residential Applications</b>	
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	
<b>Personal Information Protection Statement</b>	

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

### 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.***

## **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 153402	FOLIO 2
EDITION 2	DATE OF ISSUE 05-Oct-2009

SEARCH DATE : 21-Jan-2020

SEARCH TIME : 02.56 PM

DESCRIPTION OF LAND

Town of SWANSEA

Lot 2 on Sealed Plan 153402

Derivation : Part of Lot 2 Section C. Gtd. to G. Kirby and  
Part of Lot 3 Section C. Gtd. to J. Franklin

Prior CT 25073/1

SCHEDULE 1

C931811 TRANSFER to PAUL WILLIAM MYERS-ALLEN of ninety-nine  
undivided 1/100 shares and ANGELA YVONNE MYERS-ALLEN  
of one undivided 1/100 share as tenants in common  
Registered 05-Oct-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

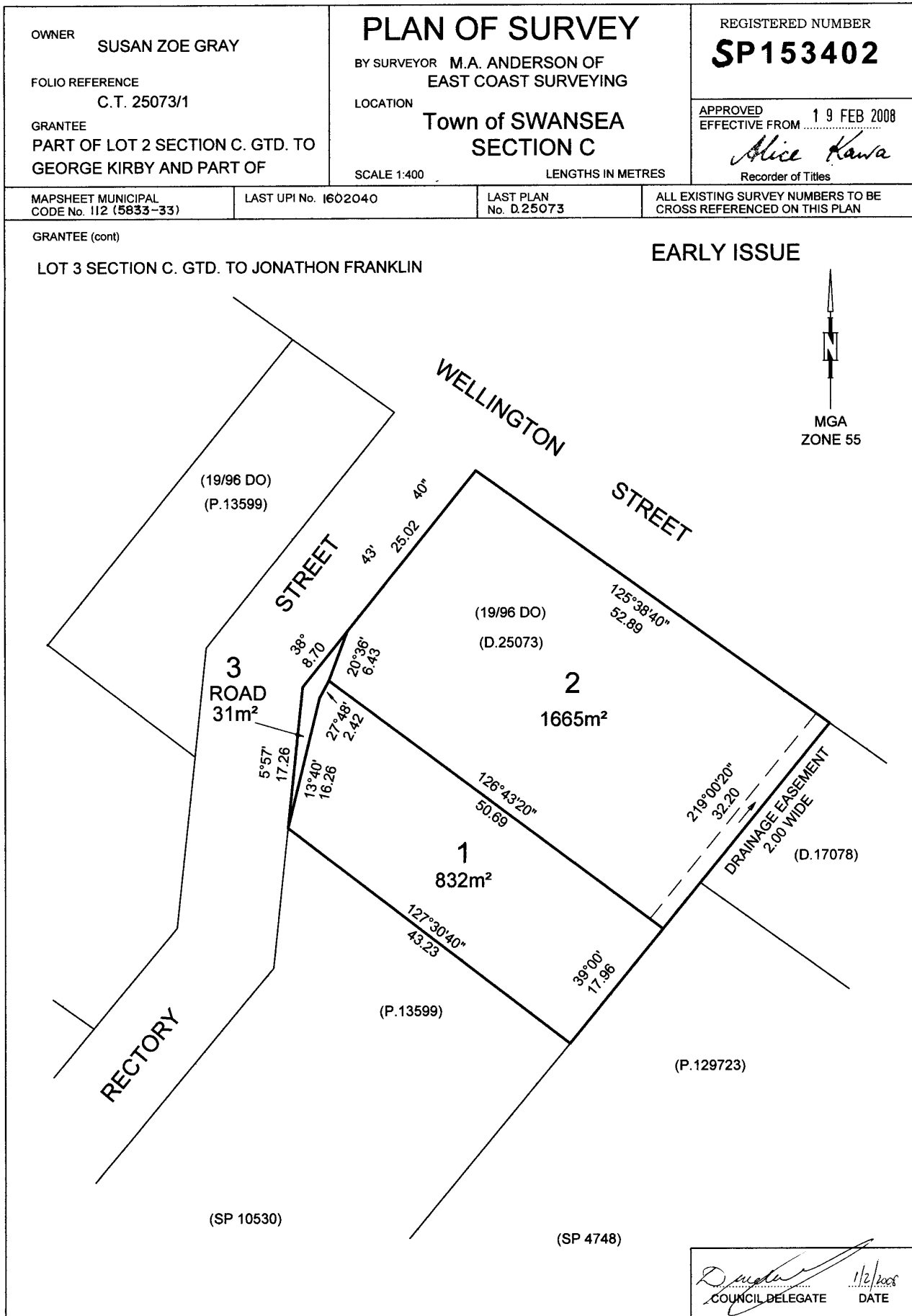
SP153402 EASEMENTS in Schedule of Easements

SP153402 FENCING PROVISION in Schedule of Easements

C931812 MORTGAGE to Westpac Banking Corporation Registered  
05-Oct-2009 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



*D. ...*                      11/2/2008  
COUNCIL DELEGATE                      DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 153402</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

**EASEMENTS AND PROFITS**

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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements 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 a prendre described hereunder.

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

**EASEMENTS**

Lot 1 is together with a right of drainage over the drainage easement 2.00m wide shown on the plan.


Lot 2 is subject to a right of drainage, appurtenant to Lot 1 on the plan over the drainage easement 2.00m wide shown on the plan.

**FENCING PROVISION**

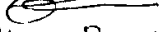
In respect of each Lot on the Plan the Vendor

~~The Owner~~ Susan Zoe Gray will not be required to fence.

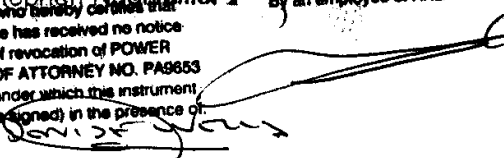
SIGNED by SUSAN ZOE GRAY )  
in the presence of:-



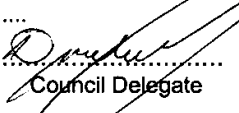
S.Z. GRAY

Witness: ✓   
Print Name: ✓ ALVIN DOUGLASS  
Address: ✓ 18 FRANKLIN ST SWANSEA  
Occupation: ✓ POSTMASTER

SIGNED for and on behalf of AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by

EXECUTED BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by BEING Signed by an employee of ANZ Stephen Noel Miller (who hereby certifies that he has received no notice of revocation of POWER OF ATTORNEY NO. PA9653 under which this instrument is signed) in the presence of   
Bank Officer, 40 Elizabeth Street, Hobart

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: S. Z. Gray FOLIO REF: 25073/1 SOLICITOR & REFERENCE: Hand Ogilvie & Breheny Per: J. S. Breheny	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 11/2/08 REF NO. 504024  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

# ARCHITECTURAL DOCUMENTATION

## PROPOSED SWIM SPA ADDITION

### SHEET INDEX:

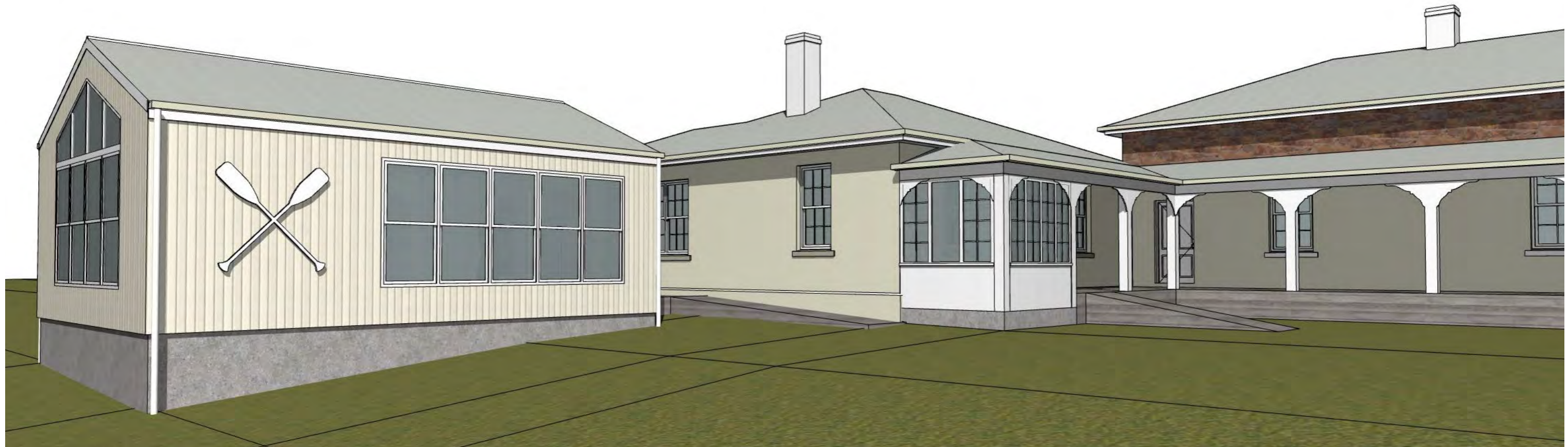
01	COVER SHEET
02	LOCATION PLAN
03	SITE PLAN
04	EXISTING FLOOR PLAN
05	FLOOR PLAN
06	ELEVATIONS
07	ELEVATIONS
08	PERSPECTIVES

### PROJECT NOTES:

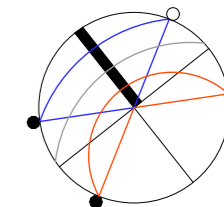
TITLE REFERENCE	153402/2
PROPERTY ID	2845226
LOCAL AUTHORITY	GLAMORGAN SPRING BAY COUNCIL
BUILDING CLASS	CLASS 1a
BUILDING ZONE	GENERAL RESIDENTIAL
PREVAILING WINDS	N/W
DESIGN WIND SPEED	REGION A1-A5, N2
SOIL CLASSIFICATION	REFER TO GEO-TECHNICAL REPORT
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	N/A
CORROSION ENVIRONMENT	HIGH
ALPINE AREA	N/A- LESS THAN 900m AHD

### PLANNING ANALYSIS- GENERAL RESIDENTIAL:

Z8.4.1	RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS	N/A
Z8.4.2	SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS	WE COMPLY
Z8.4.3	SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS	WE COMPLY
Z8.4.4	SUNLIGHT TO PRIVATE OPEN SPACE OF MULTIPLE DWELLINGS	N/A
Z8.4.5	WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS	N/A
Z8.4.6	PRIVACY FOR ALL DWELLINGS	WE COMPLY
Z8.4.7	FRONTAGE FENCES FOR ALL DWELLINGS	N/A
Z8.4.8	WASTE STORAGE FOR MULTIPLE DWELLINGS	N/A



<b>DA-ARCH</b>	FOR PERMIT	2	3	HERITAGE F.I.R	SRO	20.05.26	CLIENT: <b>PAUL &amp; ANGELA MYERS-ALLEN</b> PROJECT: RESIDENTIAL ALTERATION AND ADDITION ADDRESS: 29 WELLINGTON STREET, SWANSEA	 <b>SO SERVICES</b> 0439 334 417 soservicestas@gmail.com 38 Burns Street, Invermay TAS 7248 Australia	TITLE: <b>COVER SHEET</b>  PROJECT No: <b>26004</b> REV: <b>2</b> SHEET SIZE: <b>A3</b> SCALE: <b>N/A</b>	<b>10</b>
		1	2	COUNCIL F.I.R	SRO	31.03.26				
		0	1	PLANNING PERMIT	SRO	24.03.26				
		REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:				



SITE COVERAGE	
TOTAL	25.7m <sup>2</sup>

AREAS	
PROPOSED CONSERVATORY	64.4m <sup>2</sup>
PROPOSED DECK	7.2m <sup>2</sup>

**DA-ARCH**

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**

PROJECT:  
RESIDENTIAL ALTERATION AND ADDITION

ADDRESS:  
29 WELLINGTON STREET, SWANSEA



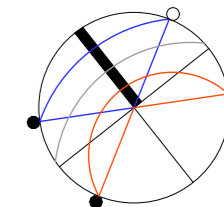
**SO SERVICES**

0439 334 417  
soservicestass@gmail.com  
38 Burns Street, Invermay  
TAS 7248 Australia

TITLE:  
**LOCATION PLAN**

PROJECT No: **26004**    REV: **2**    SHEET SIZE: **A3**    SCALE: **1:500**

**02**



SERVICES LEGEND	
TASWATER	
SEWER	
STORMWATER	
ELECTRICAL	

SITE COVERAGE	
TOTAL	25.7m <sup>2</sup>

AREAS	
PROPOSED CONSERVATORY	64.4m <sup>2</sup>
PROPOSED DECK	7.2m <sup>2</sup>

**DA-ARCH**

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**

PROJECT:  
RESIDENTIAL ALTERATION AND ADDITION

ADDRESS:  
29 WELLINGTON STREET, SWANSEA



**SO SERVICES**

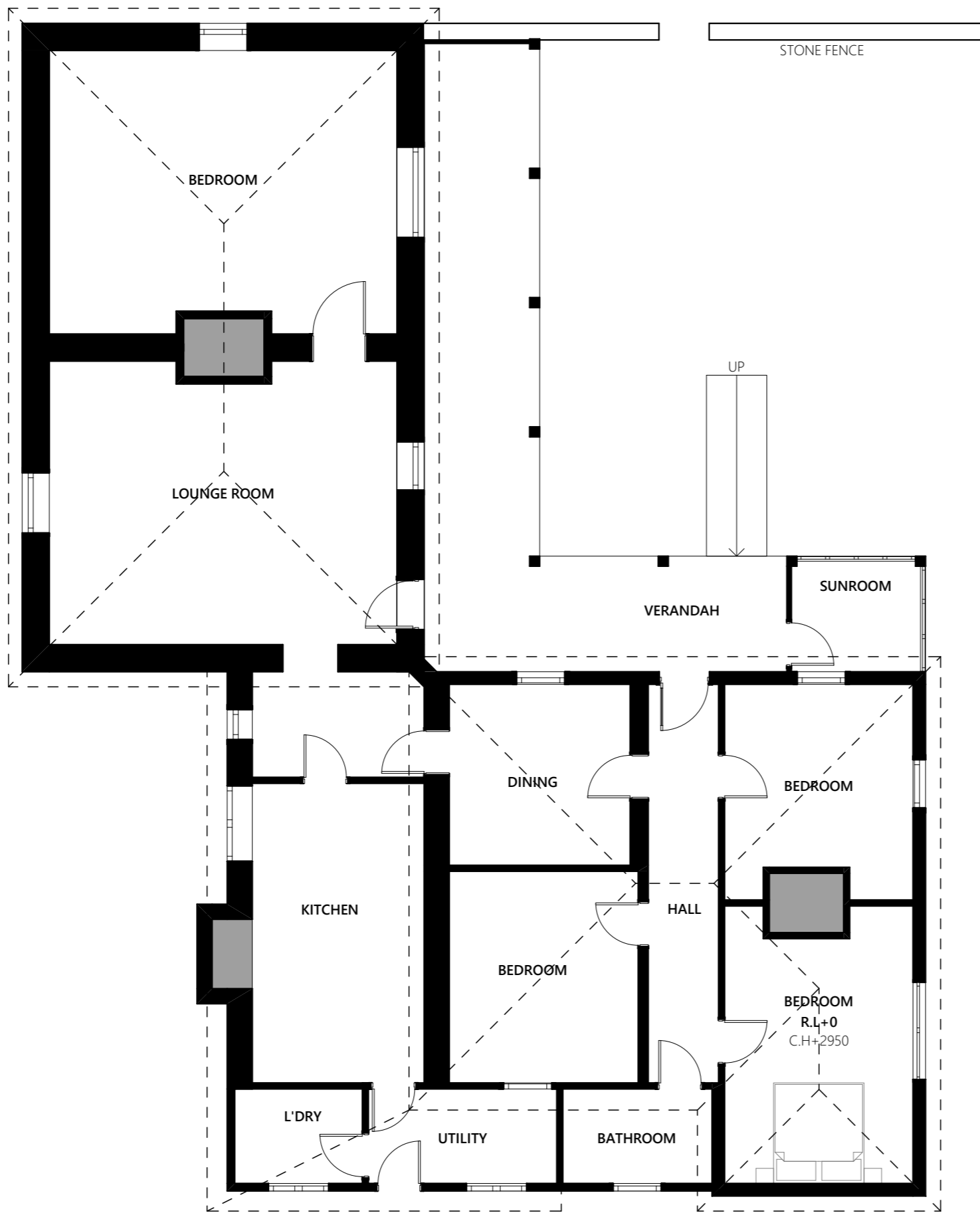
0439 334 417  
soservicestass@gmail.com  
38 Burns Street, Invermay  
TAS 7248 Australia

TITLE:  
**SITE PLAN**

PROJECT No: **26004**    REV: **2**    SHEET SIZE: **A3**    SCALE: **1:200**

**03**

© These drawings are protected by copyright law & are not to be copied in any form without written permission from SOS.



**NO ALTERATIONS MADE  
TO EXISTING DWELLING**

**DA-ARCH**

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**

PROJECT:  
RESIDENTIAL ALTERATION AND ADDITION

ADDRESS:  
29 WELLINGTON STREET, SWANSEA



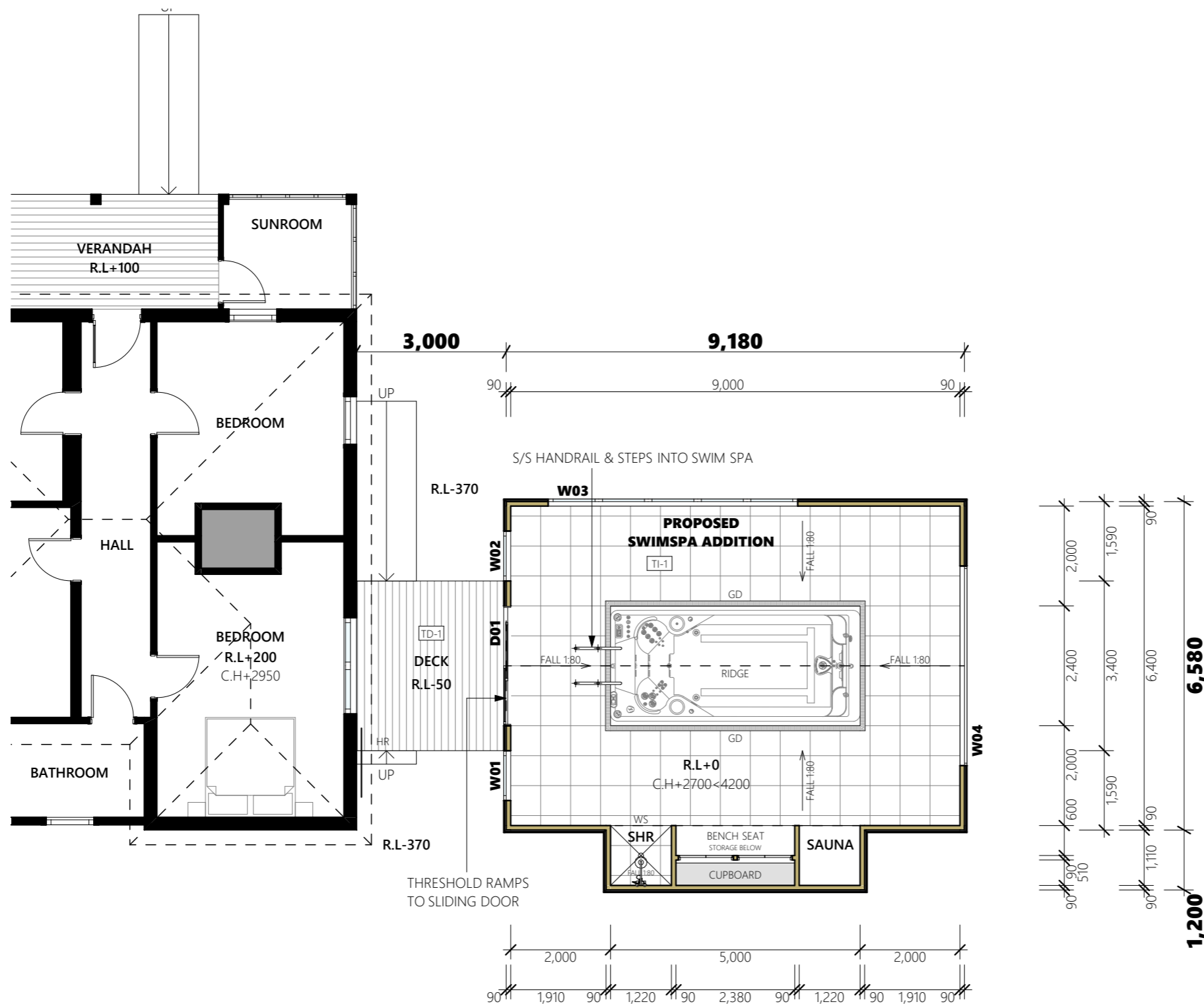
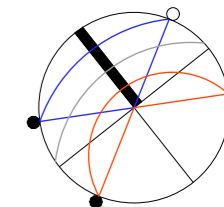
**SO  
SERVICES**

0439 334 417  
soservicestas@gmail.com  
38 Burns Street, Invermay  
TAS 7248 Australia

TITLE:  
**EXISTING FLOOR PLAN**

PROJECT No: **26004**    REV: **2**    SHEET SIZE: **A3**    SCALE: **1:100**

**04**



AREAS	
PROPOSED CONSERVATORY	64.4m <sup>2</sup>
PROPOSED DECK	7.2m <sup>2</sup>

FLOORING SCHEDULE	
TI-1	SELECTED NON-SLIP TILES
TD-1	SELECTED TIMBER DECKING

**DA-ARCH**

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**

PROJECT:  
RESIDENTIAL ALTERATION AND ADDITION

ADDRESS:  
29 WELLINGTON STREET, SWANSEA



**SO SERVICES**

0439 334 417  
soservicestas@gmail.com  
38 Burns Street, Invermay  
TAS 7248 Australia

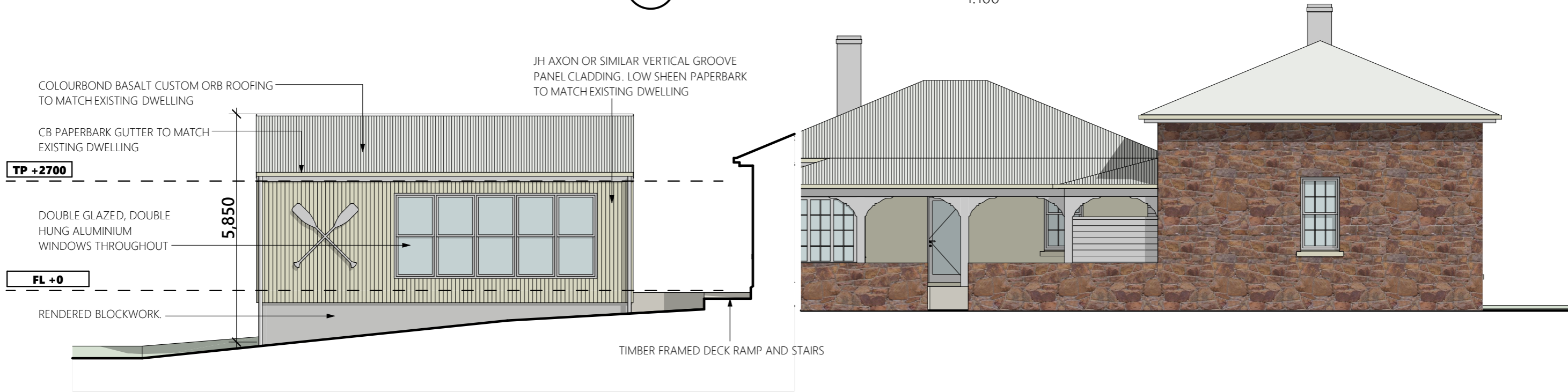
TITLE:  
**FLOOR PLAN**

PROJECT No: **26004**    REV: **2**    SHEET SIZE: **A3**    SCALE: **1:100**

**05**



**1 SOUTH EAST ELEVATION**  
1:100



**2 NORTH EAST ELEVATION**  
1:100

**DA-ARCH**

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**

PROJECT:  
RESIDENTIAL ALTERATION AND ADDITION

ADDRESS:  
29 WELLINGTON STREET, SWANSEA



**SO SERVICES**

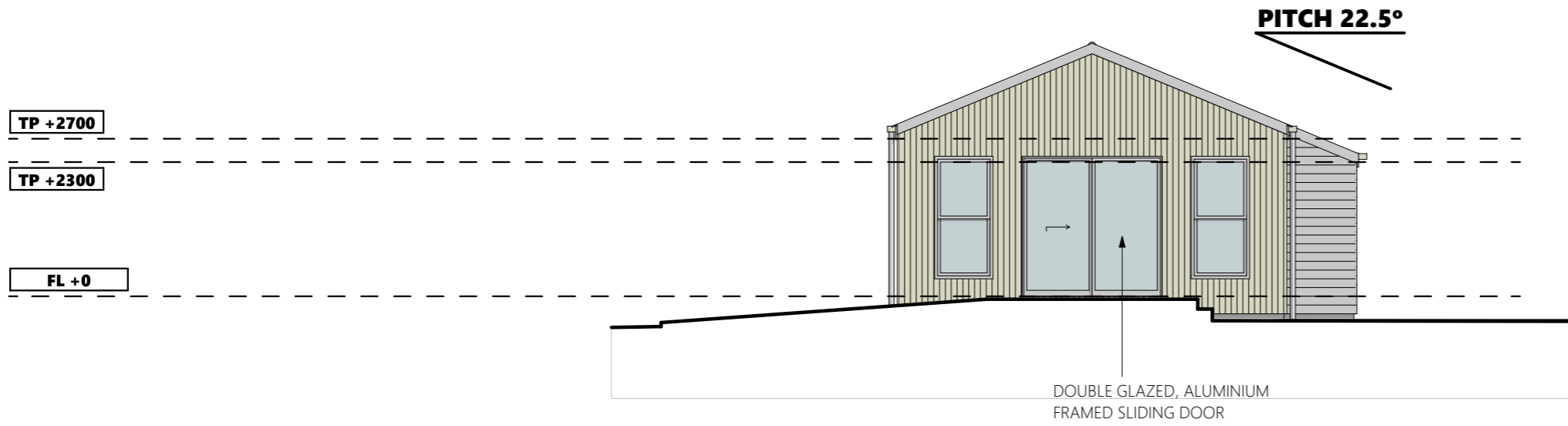
0439 334 417  
soservicestas@gmail.com  
38 Burns Street, Invermay  
TAS 7248 Australia

TITLE:  
**ELEVATIONS**

PROJECT No: **26004** REV: **2** SHEET SIZE: **A3** SCALE: **1:100**

**06**

© These drawings are protected by copyright law & are not to be copied in any form without written permission from SOS.



PITCH 22.5°

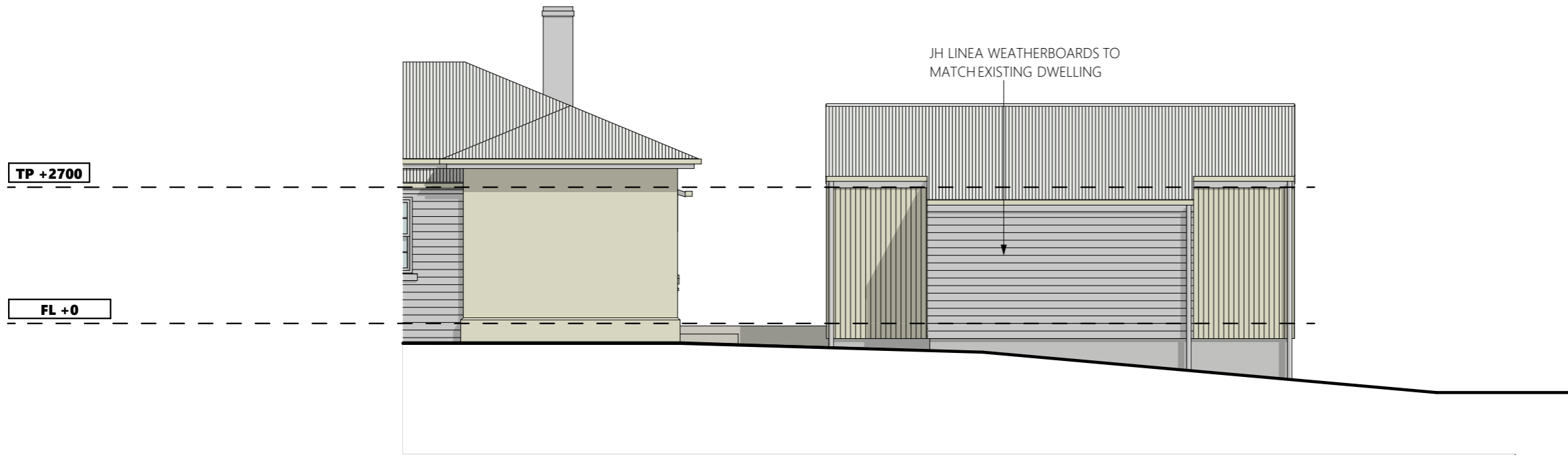
TP +2700

TP +2300

FL +0

DOUBLE GLAZED, ALUMINIUM  
FRAMED SLIDING DOOR

**3 NORTH WEST ELEVATION**  
1:100



JH LINEA WEATHERBOARDS TO  
MATCH EXISTING DWELLING

TP +2700

FL +0

**4 SOUTH WEST ELEVATION**  
1:100

DA-ARCH

FOR PERMIT

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**

PROJECT:  
RESIDENTIAL ALTERATION AND ADDITION

ADDRESS:  
29 WELLINGTON STREET, SWANSEA



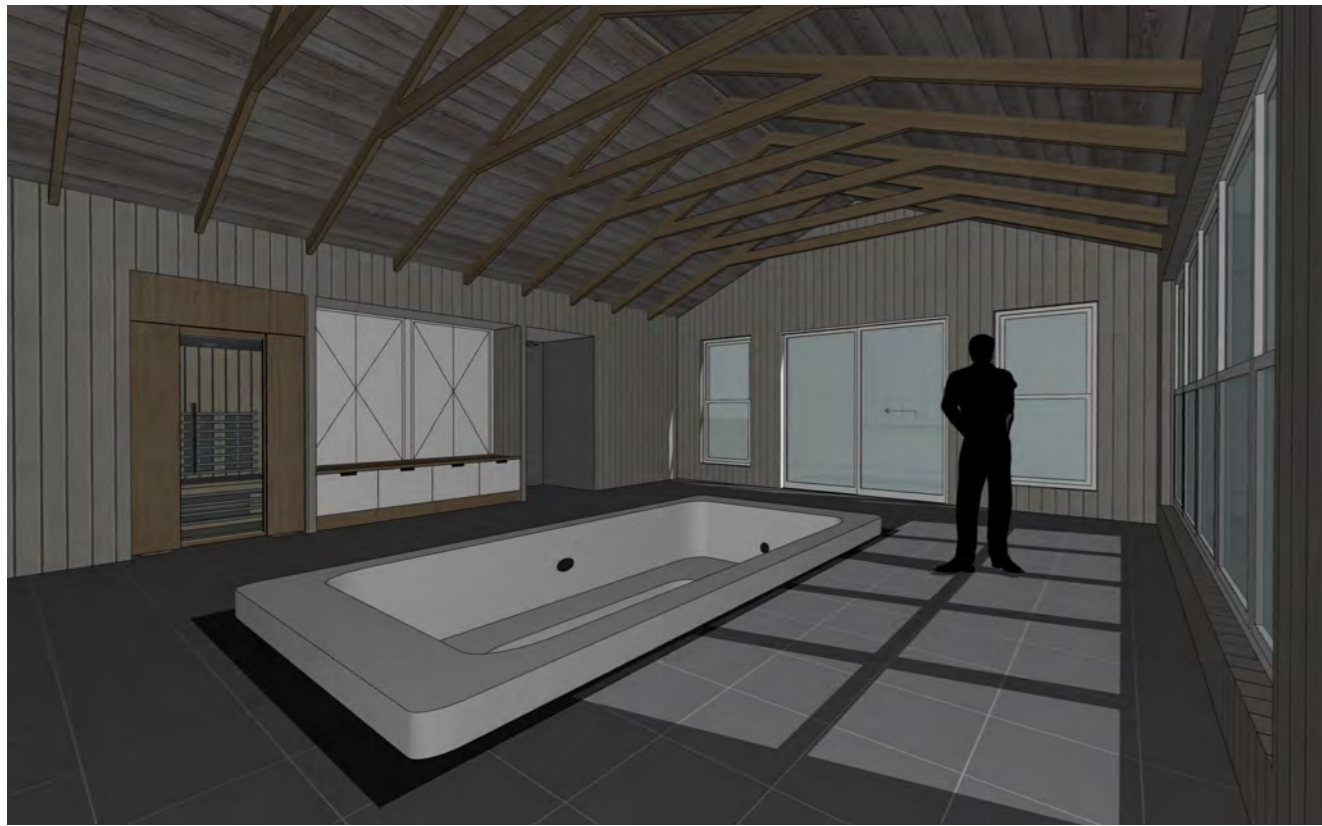
**SO SERVICES**

0439 334 417  
soservicestas@gmail.com  
38 Burns Street, Invermay  
TAS 7248 Australia

TITLE:  
**ELEVATIONS**

PROJECT No: **26004** REV: **2** SHEET SIZE: **A3** SCALE: **1:100**

10



**DA-ARCH**

FOR PERMIT

REV.	ISSUE	ISSUED FOR/ DESCRIPTION:	BY:	DATE:
2	3	HERITAGE F.I.R	SRO	20.05.26
1	2	COUNCIL F.I.R	SRO	31.03.26
0	1	PLANNING PERMIT	SRO	24.03.26

CLIENT:  
**PAUL & ANGELA MYERS-ALLEN**  
 PROJECT:  
 RESIDENTIAL ALTERATION AND ADDITION  
 ADDRESS:  
 29 WELLINGTON STREET, SWANSEA



**SO SERVICES**

0439 334 417  
 soservicestas@gmail.com  
 38 Burns Street, Invermay  
 TAS 7248 Australia

TITLE:  
**PERSPECTIVES**  
 PROJECT No: **26004** REV: **2** SHEET SIZE: **A3** SCALE: **N/A**

**80**