



**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:**                               **31 Swanwick Drive, Coles Bay**  
**CT 37595/62**

**PROPOSAL:**                       **Retrospective Outbuilding**

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 13 May 2026.

**APPLICANT:**                       **Engineering Plus**

**DATE:**                               **14/04/2026**

**APPLICATION NO:**               **DA 2026 / 059**

## 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:			

**General Application Details** *Complete for All Applications*

Description of proposed use or development:	
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Estimated value of works: (design & construction)	\$	
---	----	--

Is the property on the State Heritage Register? (Tick one)	Yes	No
--	-----	----

**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	
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**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:	
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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 37595	FOLIO 62
EDITION 6	DATE OF ISSUE 01-Nov-2019

SEARCH DATE : 14-Apr-2026

SEARCH TIME : 03.20 pm

DESCRIPTION OF LAND

Parish of MEREDITH, Land District of GLAMORGAN  
 Lot 62 on Sealed Plan 37595  
 Derivation : Part of 665 Acres Gtd. to S.W. Roberts and Anor.  
 Prior CT 4523/38

SCHEDULE 1

M557017 TRANSFER to DEBORAH JUNE BARWICK and GREGORY JAMES  
 BARWICK Registered 23-Feb-2016 at 12.01 pm

SCHEDULE 2

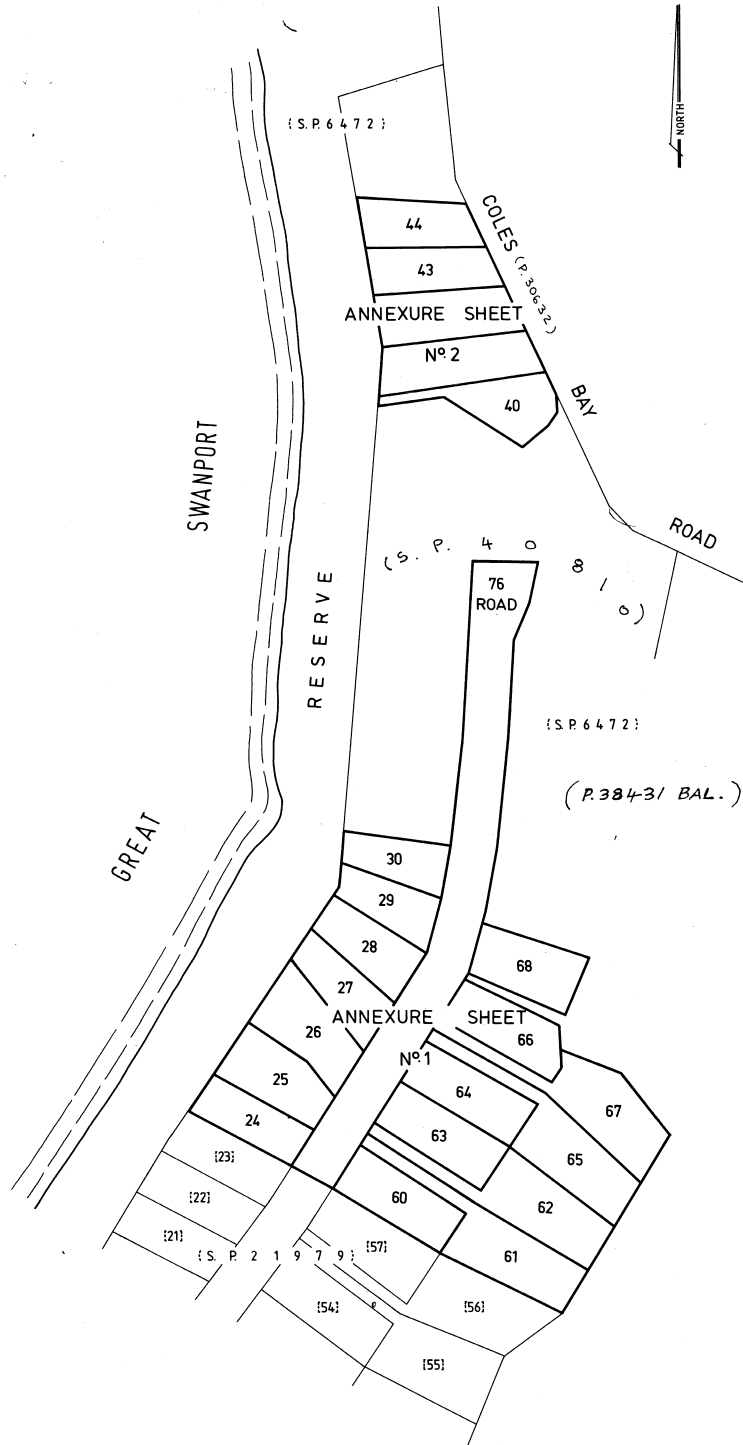
Reservations and conditions in the Crown Grant if any  
 SP 37595 EASEMENTS in Schedule of Easements  
 SP 37595 COVENANTS in Schedule of Easements  
 SP 37595 FENCING COVENANT in Schedule of Easements  
 SP 6472 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

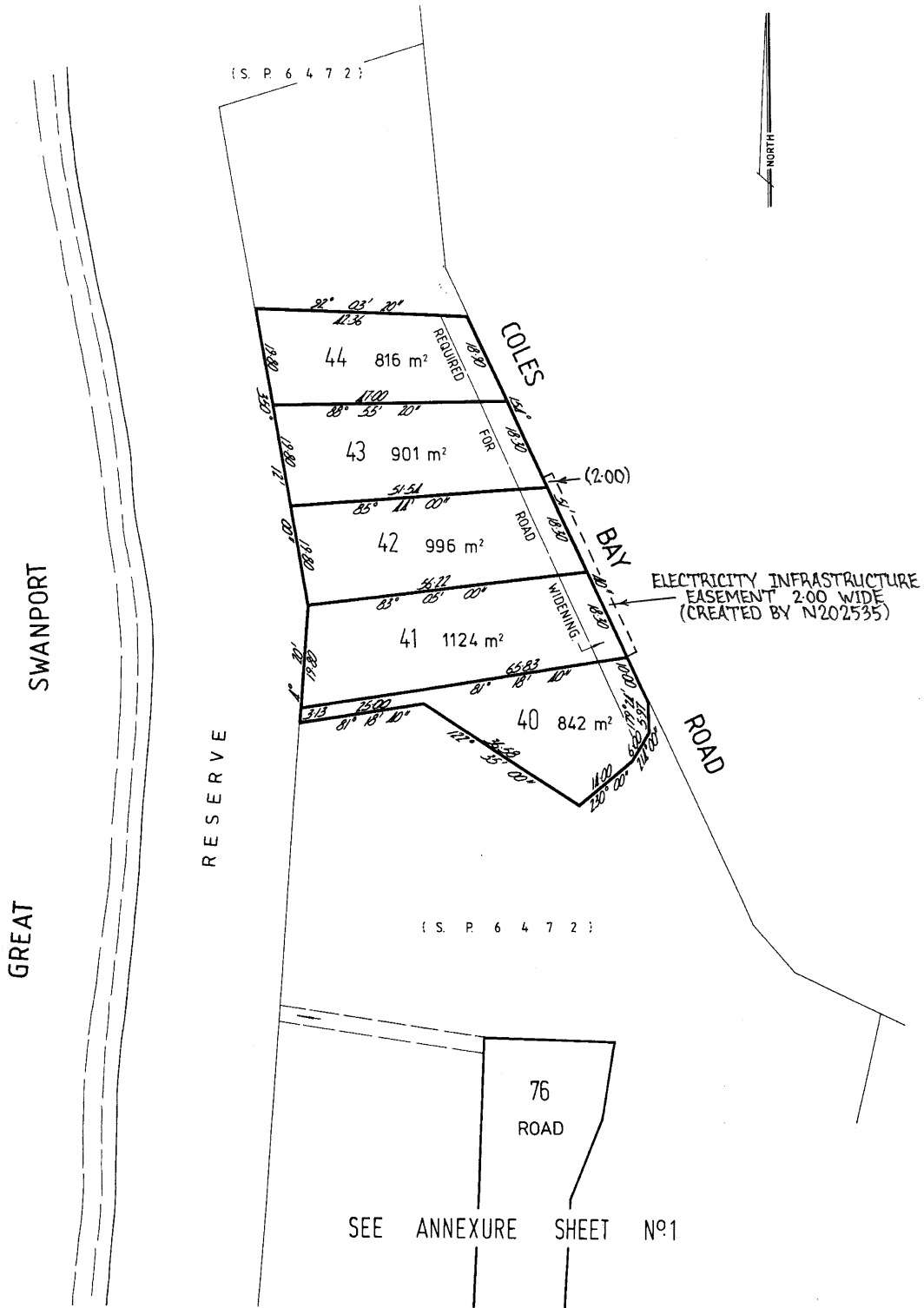
OS-K 1110

<p>Owner: <i>Arasa Holdings Proprietary Limited.</i></p>	<p><b>PLAN OF SURVEY</b> by Surveyor... <i>D. J. MCCULLOCH</i> ..... of land situated in the</p>	<p>Registered Number: <b>S. P37595</b></p>
<p>Title Reference: <i>C.T. 110-55.</i></p>	<p>LAND DISTRICT OF GLAMORGAN PARISH OF MEREDITH</p>	<p>Approved Effective from: <i>16 DEC 1988</i></p>
<p>Grantee: <i>Part of 665 Aras Gtd to Samuel Walls Roberts and Peter Johnstone Sinclair.</i></p>	<p>SCALE 1:1500. MEASUREMENTS IN METRES</p>	<p><i>Michael Dinn</i> Recorder of Titles</p>





<p>ANNEXURE SHEET No.2 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 29-04-88 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P37595</b></p>
<p>Signed for the purposes of identification  Council Clerk <i>[Signature]</i></p>	<p>Surveyor ... D. J. McCULLOCH.  Owner: <i>Area 50 Holdings Proprietary Limited</i> Title Reference: <i>CT 1110-55</i></p>	<p>Scale 1:750  Measurements in Metres</p>





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

**S. P37595**

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

and 76 are each

Lot 26/ is subject to a right of drainage (appurtenant to ~~Lot 76 on the Plan and also to~~ Lots 14 to 23 and 47 to 59 on Sealed Plan No. 21979) over <sup>such portion of</sup> the Drainage Easement 2.00 Wide shown hereon. marked H.J.K.L.

Lot 61 is together with a right of drainage over the Drainage Easement 2.00 Wide shown on the Plan. Marked M.N.P.Q.

Lots 62, 65 and 67 are together with a right of drainage over the Drainage Easement 2.00 Wide shown on the Plan. Marked R.P.Q.

Lot 76 is together with a right of drainage over the Drainage Easement 3.00 Wide shown on the Plan.

A. COVENANTS:

The Owner of each Lot covenants with Areese Holdings Proprietary Limited ("the Vendor") and the owners for the time being of every 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 on the plan to observe the following stipulations:

- (1) Not to erect on such Lot any dwelling house smaller than seventy square metres excluding out-buildings usually appurtenant thereto.

(2) Not to remove any trees or vegetation from such Lot or any part thereof except such as may be necessary for the construction of a road or driveway or for levelling or filling such Lot or for the construction of any building without the consent in writing of the Municipality of Glamorgan first had and obtained.


The Vendor reserves the right for itself or assigns to sell lease or otherwise deal with any Lot either subject to the above restrictive covenants or any of them or not and subject to such modifications or amendments or full release thereof as the Vendor thinks fit. The exercise of the said right in relation to any Lot shall not release the owner of any other Lot from any of the conditions or covenants effected or imposed upon such other Lots or give the owner of any Lot any right of action against the Vendor.

B. FENCING COVENANT:

The Owner of each Lot (except Lot 76) covenants with the Vendor that the Vendor shall not be required to fence.

THE COMMON SEAL of AREESE HOLDINGS PROPRIETARY LIMITED as registered proprietor of the land comprised in Certificate of Title Volume 4110 Folio 55 was hereunto affixed by order of the Board of Directors in the presence of:



 Lynn Bain

This is the schedule of easements attached to the plan of Amese Holdings Pty. Ltd.  
(Insert Subdivider's Full Name)

..... affecting land in

C.T. 4110-55

(Insert Title Reference)

Sealed by The Municipality of Devonport on 11<sup>th</sup> October 1988

Solicitor's Reference .....

[Signature]  
Council Clerk/Town Clerk

OSK 3134

## DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN
A03	CONSTRUCTION PLAN
A04	ELEVATIONS #1
A05	ROOF PLAN
A06	3D PERSPECTIVES

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	10.0 LOW DENSITY RESIDENTIAL
LAND TITLE REFERENCE NUMBER:	37595/62
BUILDING CLASS:	1A
DESIGN WIND SPEED:	'N2'
SOIL CLASSIFICATION:	'S'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	NO
SALINE SOILS:	UNKNOWN
SAND DUNES:	UNKNOWN
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

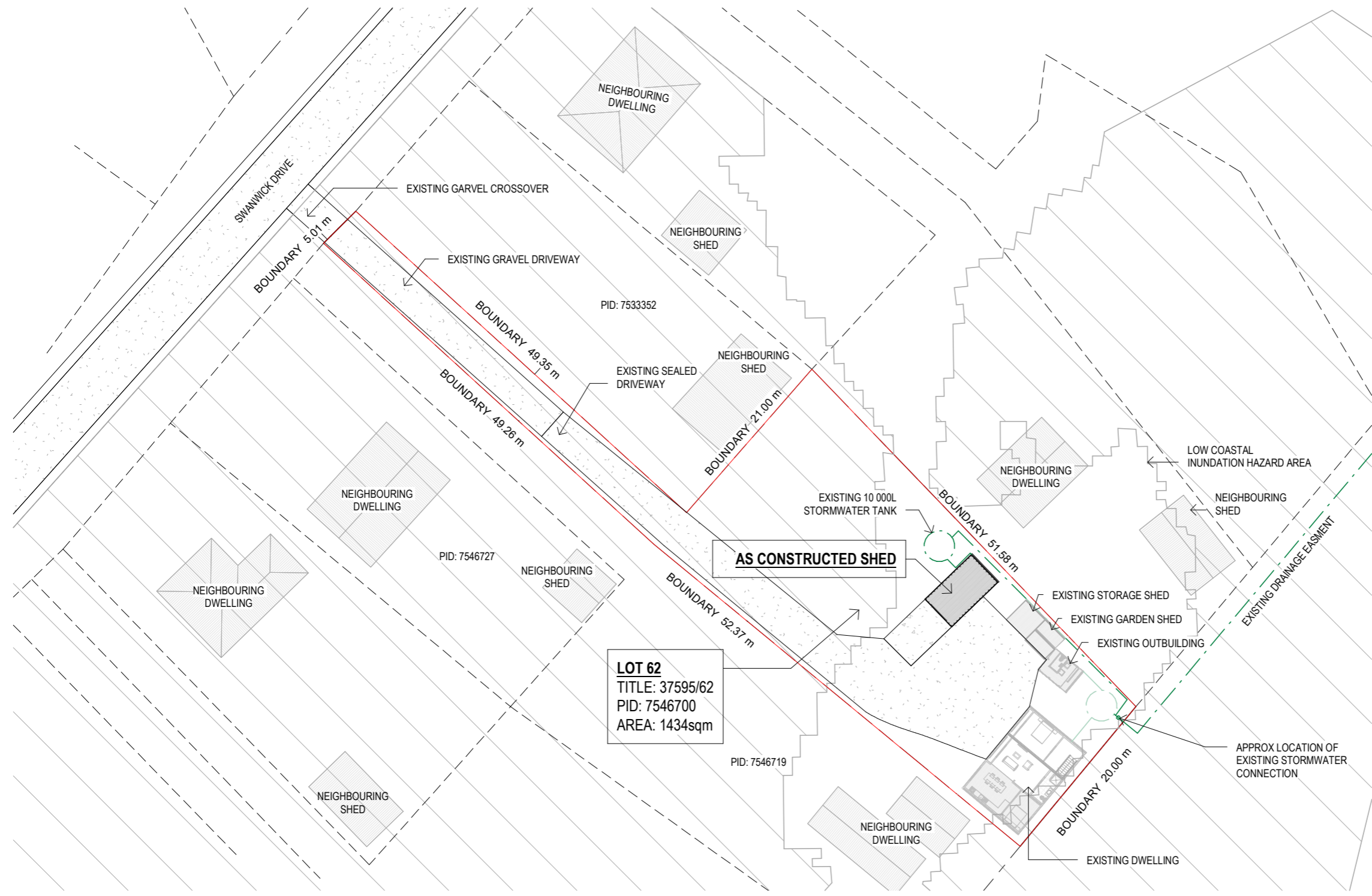
Area Schedule (Gross Building)		
Name	Area	Area (sq)
AS CONSTRUCTED SHED	29.84 m <sup>2</sup>	3.21
EXISTING DWELLING	92.00 m <sup>2</sup>	9.90
EXISTING GARDEN SHED	9.00 m <sup>2</sup>	0.97
EXISTING OUTBUILDING	9.88 m <sup>2</sup>	1.06
EXISTING STORAGE SHED	9.00 m <sup>2</sup>	0.97
	149.72 m <sup>2</sup>	16.12

## AS CONSTRUCTED SHED

G. & D. BARWICK  
 31 SWANWICK DRIVE,  
 COLES BAY 7215

GLAMORGAN-SPRING BAY COUNCIL

## ISSUED FOR APPROVAL



**LOT 62**  
 TITLE: 37595/62  
 PID: 7546700  
 AREA: 1434sqm

LEGEND	
	SEWER
	WATER
	STORMWATER
	LOW COASTAL INUNDATION HAZARD BAND

**DRAINAGE**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
 STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

**LOCALITY PLAN**  
 SCALE 1:500

**ISSUED FOR APPROVAL**

Copyright ©

Client: **G. & D. BARWICK**  
 Project: **AS CONSTRUCTED SHED**  
 Address: **31 SWANWICK DRIVE, COLES BAY TAS 7215**  
 Mob 0417 362 783 or 0417 545 813  
 jack@engineeringplus.com.au  
 trin@engineeringplus.com.au

Date Drawn: 15.11.24	Drawn: W.Tan	Checked: C. Lim	Approved: J. Pfeiffer	Scale: As Shown @ A3
Accredited Building Designer				
Designer Name: J.Pfeiffer				
Accreditation No: CC2211T				
A	ISSUED FOR APPROVAL	07.11.25	W.T.	
Rev:	Amendment:	Date:	Int:	

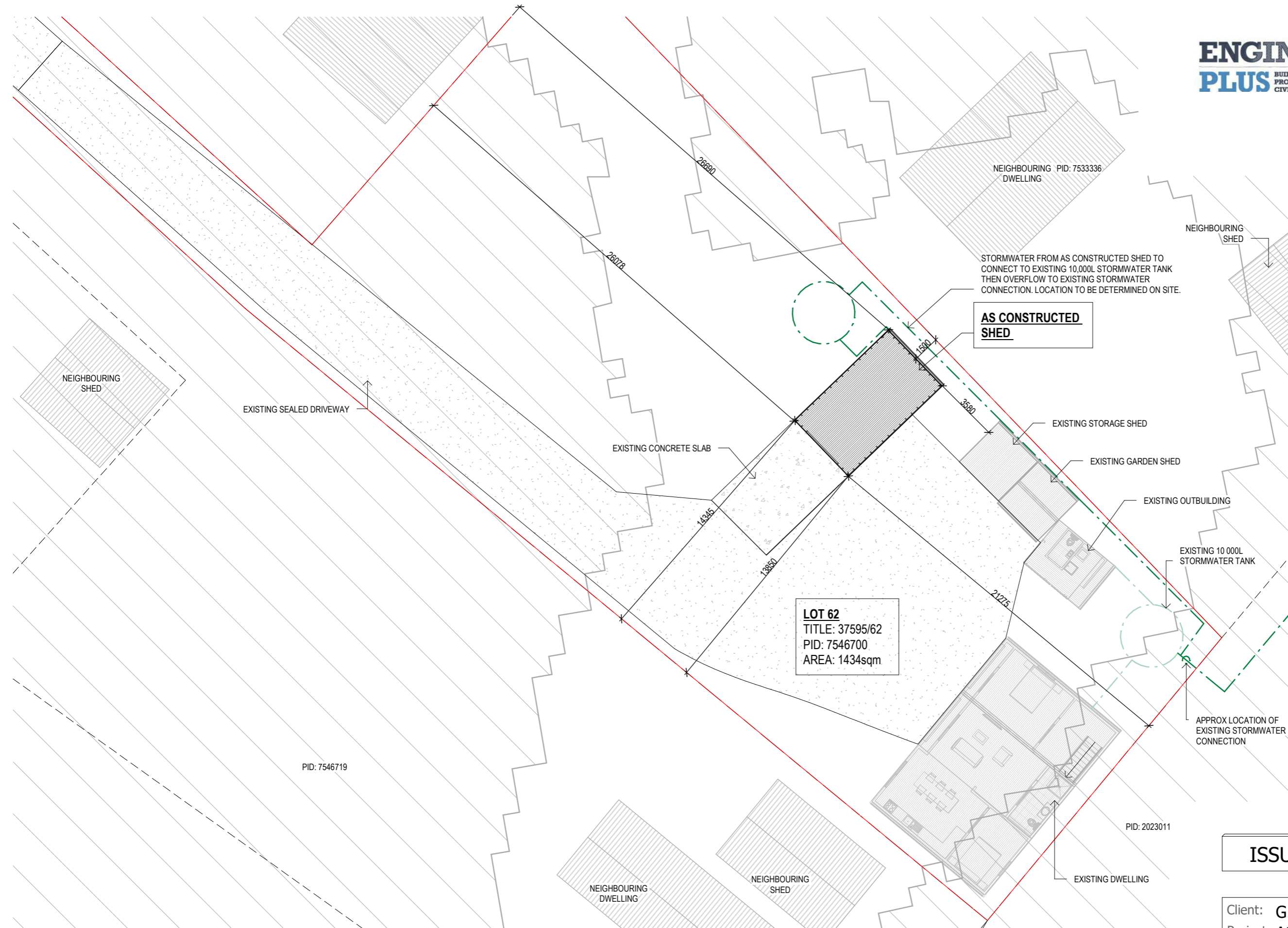
Drawing No: **36922**      A01/ A06      Rev **A**



LEGEND	
	SEWER
	WATER
	STORMWATER
	LOW COASTAL INUNDATION HAZARD BAND

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 AREA: 1434sqm

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 jack@engineeringplus.com.au  
 trin@engineeringplus.com.au



**SITE PLAN**  
 SCALE 1:200

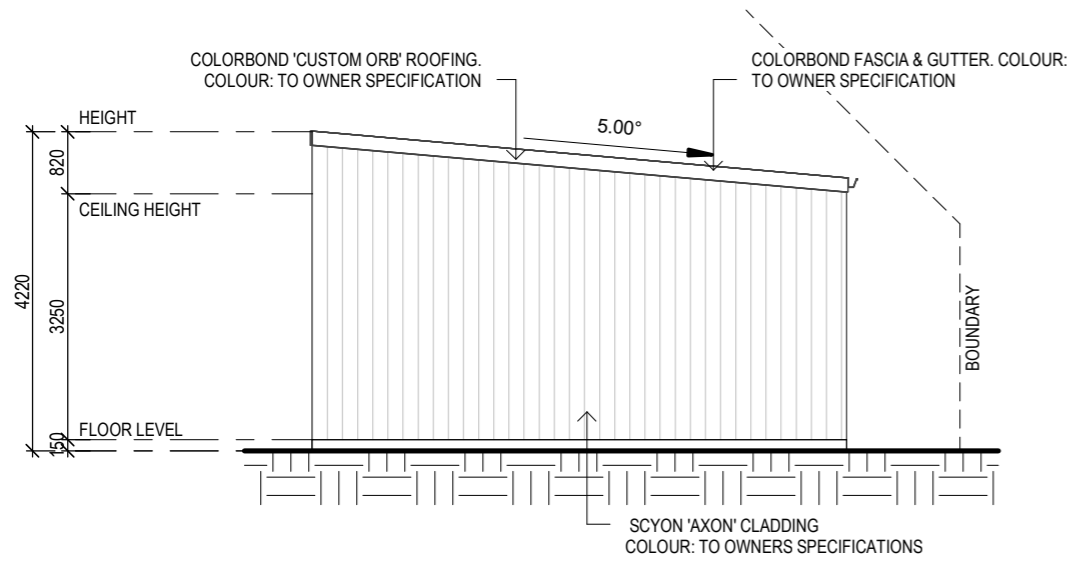
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				Drawn: W.Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J.Pfeiffer
				Accreditation No: CC2211T
A	ISSUED FOR APPROVAL	07.11.25	W.T.	
Rev:	Amendment:	Date:	Int:	

Drawing No: **36922** Rev **A**  
 A02/ A06

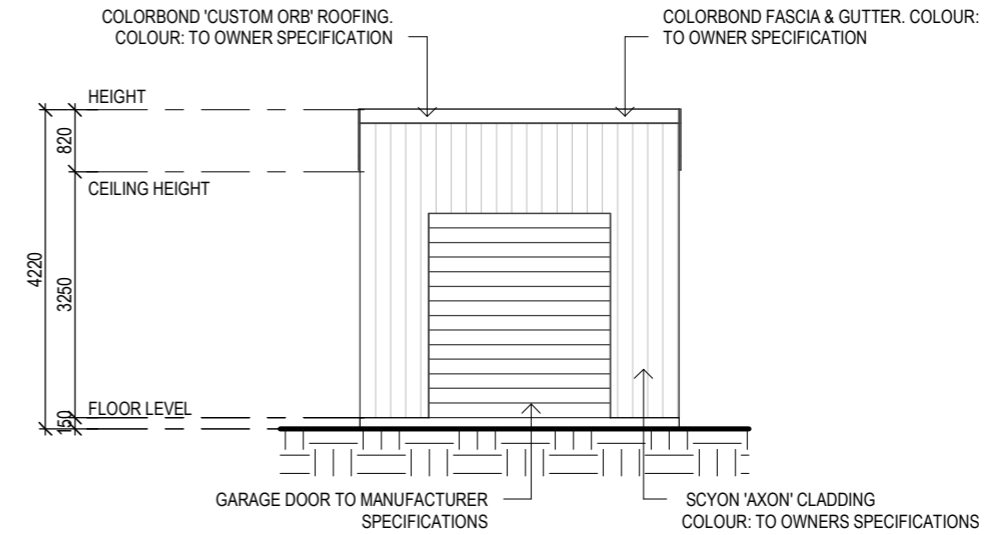


SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

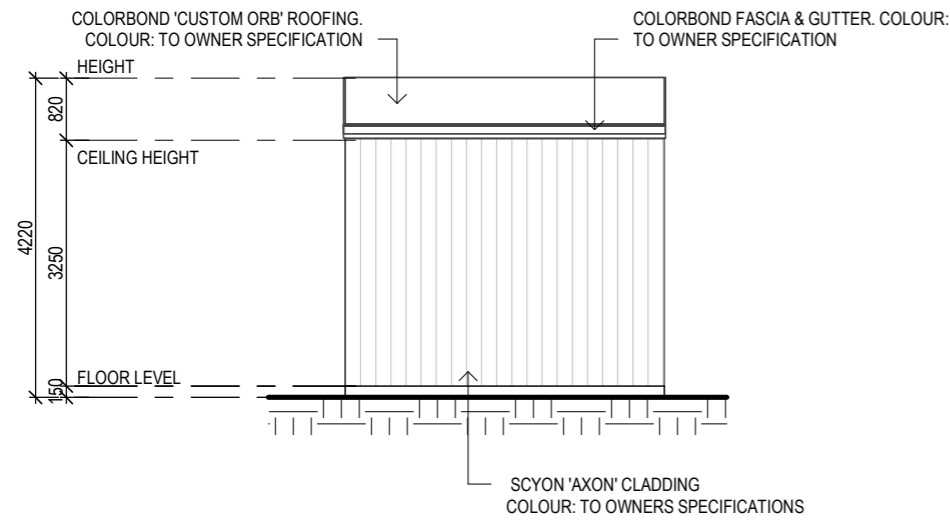
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



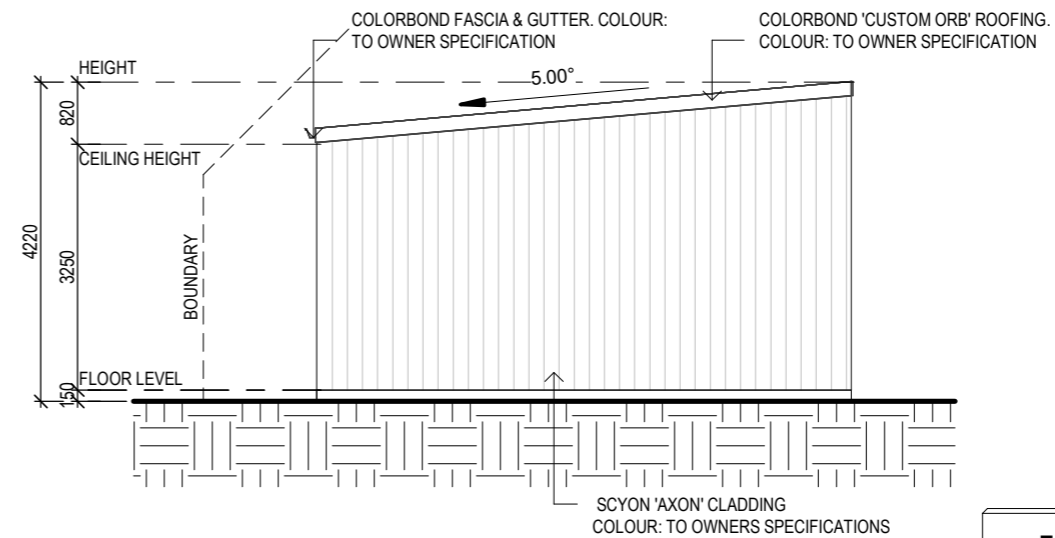
**SHED - SOUTH EAST ELEVATION**  
 SCALE 1:100



**SHED - SOUTH WEST ELEVATION**  
 SCALE 1:100



**SHED - NORTH EAST ELEVATION**  
 SCALE 1:100



**SHED - NORTH WEST ELEVATION**  
 SCALE 1:100

**ISSUED FOR APPROVAL**

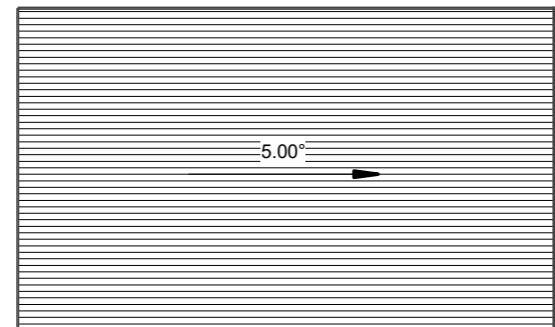
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				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J.Pfeiffer
				Accreditation No: CC2211T
Rev: A	ISSUED FOR APPROVAL	07.11.25	W.T.	
	Amendment:	Date:	Int:	

Drawing No: **36922** Rev **A**  
 A04/ A06



**SHED ROOF PLAN**  
 SCALE 1:100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

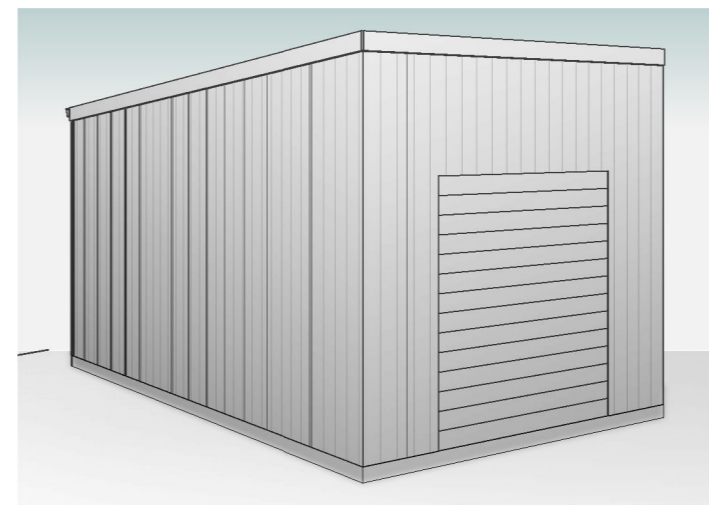
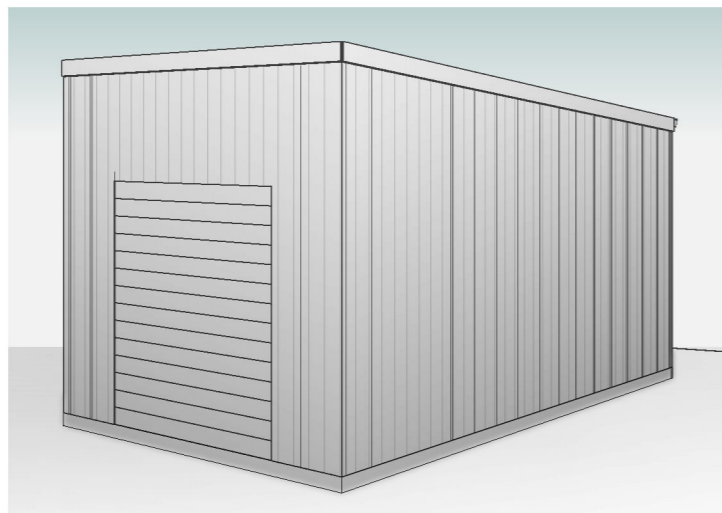
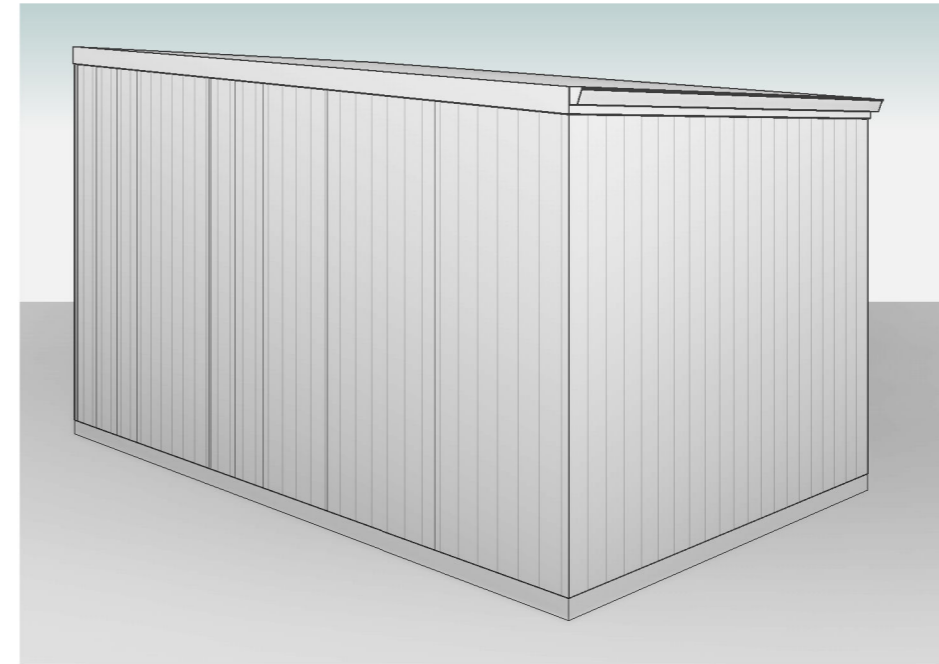
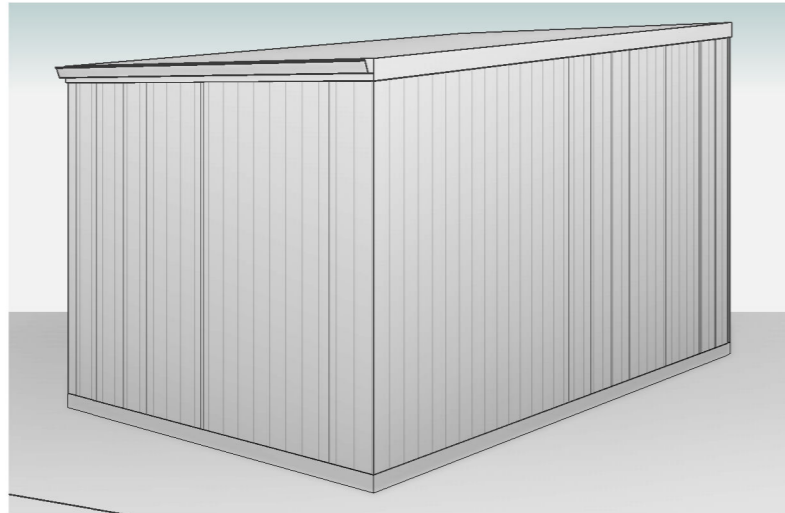
**ISSUED FOR APPROVAL**

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				Date Drawn: 15.11.24	Accredited Building Designer Designer Name: <b>J.Pfeiffer</b> Accreditation No: CC2211T	Drawing No: <b>36922</b>	Rev A
				Drawn: <b>W.Tan</b>			
				Checked: <b>C. Lim</b>			
				Approved: <b>J. Pfeiffer</b>			
				Scale: <b>As Shown @ A3</b>	A05/ A06	A	
<b>A</b>	<b>ISSUED FOR APPROVAL</b>	<b>07.11.25</b>	<b>W.T.</b>				
Rev:	Amendment:	Date:	Int:				



**ISSUED FOR APPROVAL**

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 Designer Name: J.Pfeiffer  
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Drawing No: **36922** Rev **A**  
 A06/ A06