



**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:** **1249 Dolphin Sands Road, Dolphin Sands  
CT 54666/197**

**PROPOSAL:** **Change of Use to Visitor 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 08 July 2026.

**APPLICANT:** **Michael Fredrick Snelders**

**DATE:** **22/06/2026**

**APPLICATION NO:** **DA 2026 / 102**

## 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:	Michael Fredrick Snelders		
Contact person: (if different from applicant)	Michael Fredrick Snelders		
Address:	400 Strickland Avenue		
Suburb:	South Hobart	Post Code:	7004
Email:	michael.snelders@waltersurveys.com.au	Phone: / Mobile:	0481 289 010

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

Owner (if different from applicant)	Michael Fredrick Snelders and Susan Jennifer Cook		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	1249 Dolphin Sands Road		
Suburb:	Dolphin Sands	Post Code:	7190
Size of site: (m <sup>2</sup> or Ha)	3.24 ha (approximately 8 acres)		
Certificate of Title(s):	54666/197 - Lot 197 on Sealed Plan 54666		
Current use of site:	Residential dwelling		

<b>General Application Details <i>Complete for All Applications</i></b>	
Description of proposed use or development:	Use of the existing approved dwelling for Visitor Accommodation / short-stay accommodation (Airbnb) for a maximum of five persons. Pets allowed. No parties or events. No new buildings, external alterations, earthworks or vegetation removal are proposed. Change of use only.
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 / <input checked="" type="radio"/> No
<b>For all Non-Residential Applications</b>	
Hours of Operation	24 hours - by prior booking only.
Number of Employees	Nil onsite employees. Contractors attend as required.
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	No regular commercial deliveries. Occasional domestic-scale deliveries for linen, cleaning, maintenance or guest supplies using standard passenger or light commercial vehicles.
Describe any hazardous materials to be used or stored on site	None, other than normal domestic cleaning products stored in domestic quantities.
Type & location of any large plant or machinery used (refrigeration, generators)	None.
Describe any retail and/or storage of goods or equipment in outdoor areas	None.
<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:	20/06/2026
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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 54666	FOLIO 197
EDITION 3	DATE OF ISSUE 30-Mar-2026

SEARCH DATE : 20-June-2026

SEARCH TIME : 04.37 pm

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN  
 Lot 197 on Sealed Plan 54666 (formerly being SP2798)  
 Derivation : Part of Lot 36 Gtd to G Meredith  
 Prior CT 2699/34

SCHEDULE 1

N116107 TRANSFER to MICHAEL FREDRICK SNELDERS and SUSAN  
 JENNIFER COOK Registered 30-Mar-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 54666 BENEFITING EASEMENTS: Rights of Carriageway in  
 Schedule of Easements  
 SP 54666 FENCING PROVISION in Schedule of Easements  
 E446043 MORTGAGE to Defence Bank Limited Registered  
 30-Mar-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER  
54666

INDEX PLAN  
SEE ALSO 8 ANNEXURES

LAND DISTRICT C  
PARISH OF

PART OF 2674.0.0.0. GTD.  
PART OF LOT 36, 2715.0.0.0. GE

SCALE: - 500 FEET TO  
C. H. I. (Tas.) Pty. Ltd. Conv.  
D. J. Burbury (R.O.M.)

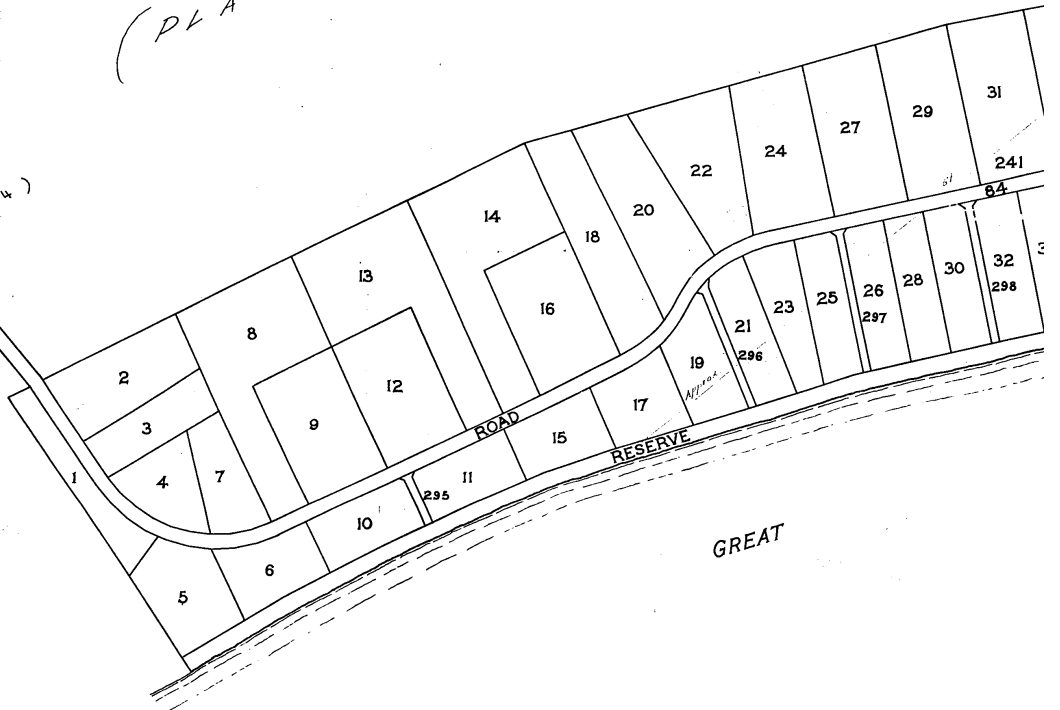
(P. 11162)

(PLAN 120)

MAN RIVER ROAD

(P. 2 3 4 6)

(SP122591)



( S. P. 2 3 2 1 6 )

S.P. 2798

CT OF GLAMORGAN  
OF CAMBRIA PA

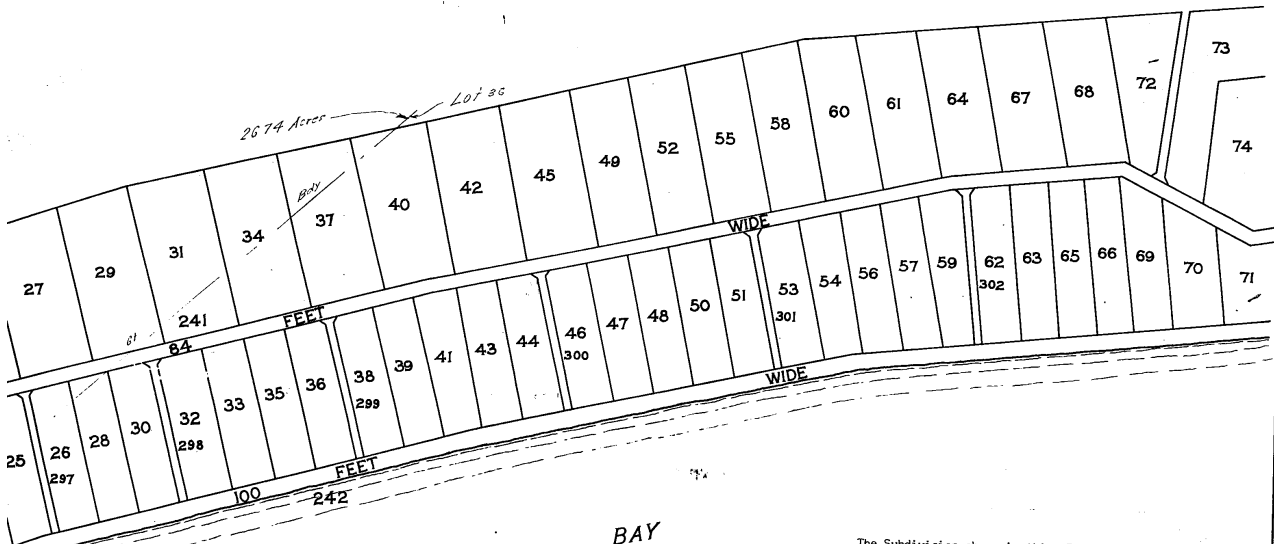
2674.0.0.0. GTD. TO GEORGE MEREDITH.  
36, 2715.0.0.0. GEORGE MEREDITH PURCHASER.  
- 500 FEET TO AN INCH  
Tas) Pty. Ltd. conv. 4/8074  
Burbury (R.O.W.)

EFFECTIVE FROM 15 MAY 1970

*M. Matthews*  
RECORDER OF TITLES

(P. 111628)

(S. P. 2 3 2 1 6)



The Subdivision shown on this Plan is approved.  
In witness whereof the Common Seal of The Warden,  
Councillors and Electors Municipality of Glamorgan  
has been hereunto affixed, pursuant to a resolution  
of the Council of the said Municipality passed the  
Second day of December, 1969, in the presence of us.

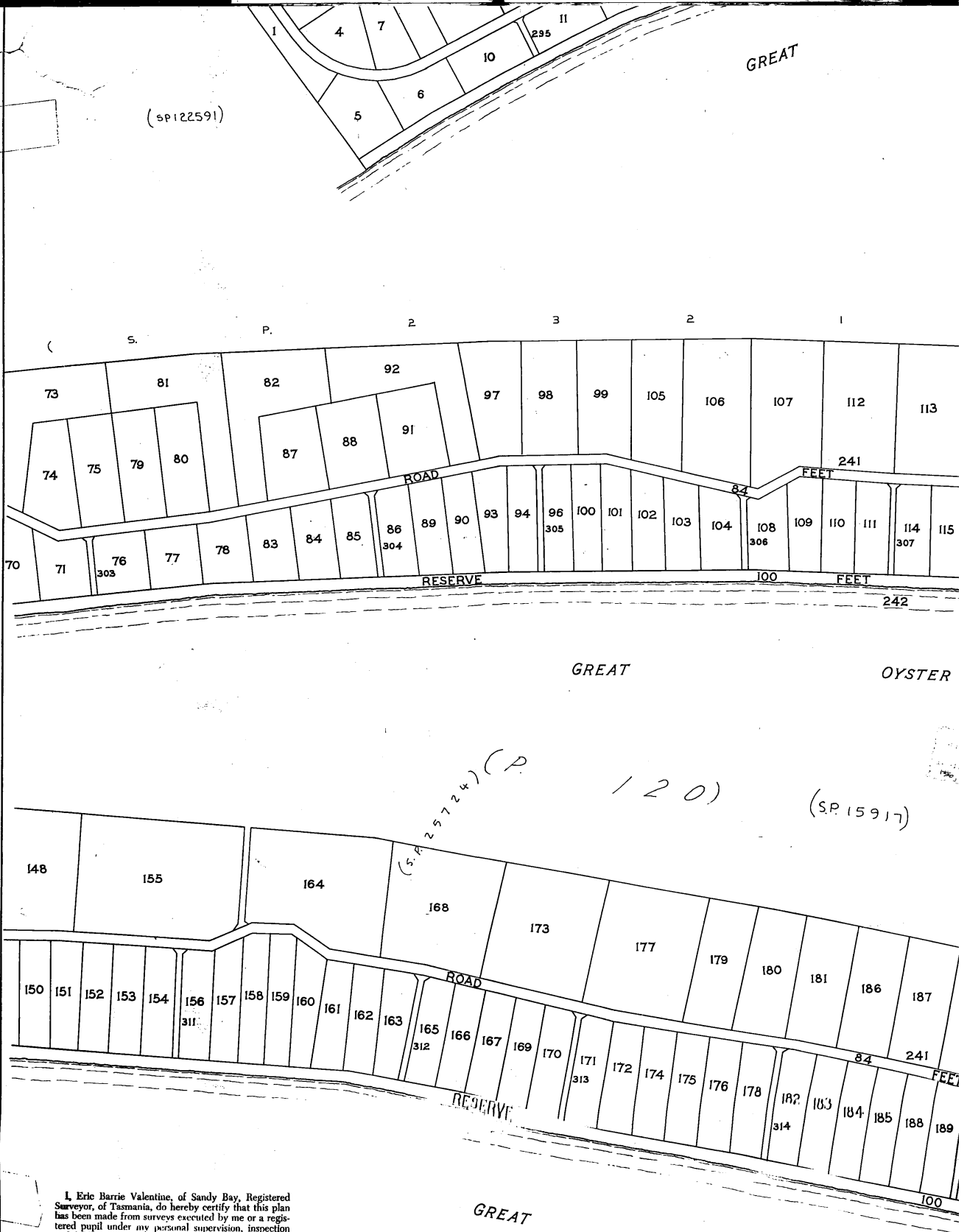
*[Signature]* Member.  
*[Signature]* Council Clerk.

For the purposes of Section 464(7)(b) of the Local  
Government Act, 1962, the owner has nominated  
As his solicitor Simmons Wollhagen Simmons & Walsh, Hobart.  
As his surveyor E. Harrie Valentine, Hobart.

*[Signature]*  
COUNCIL CLERK

GREAT  
SWANPORT

R.O.W.



I, Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or a registered pupil under my personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Laws 1966.

*Eric Barrie Valentine*  
Authorized Surveyor

Dated this 28<sup>th</sup> day of November 1969

PLOTTED BY H. E. J. (100-100-100)

MATHS. CHECKED "H"

EXAMINED BY [Signature]

**CD 0700**

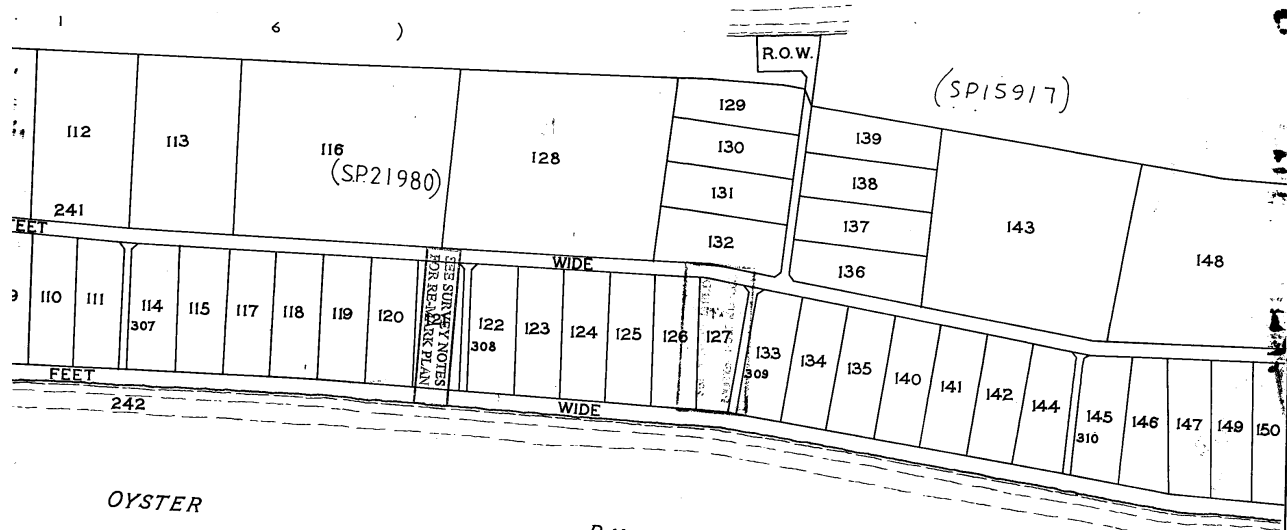
of the Council of the said Municipality passed the  
Second day of December, 1969, in the presence of us.

*[Signature]* Member.  
*[Signature]* Council Clerk.

For the purposes of Section 464(7)(b) of the Local  
Government Act, 1962, the owner has nominated  
As his solicitor Simmons Wollhagen Simmons & Walsh, Hobart.  
As his surveyor E. Barrie Valentine, Hobart.

*[Signature]*  
COUNCIL CLERK

GREAT  
SWANPORT

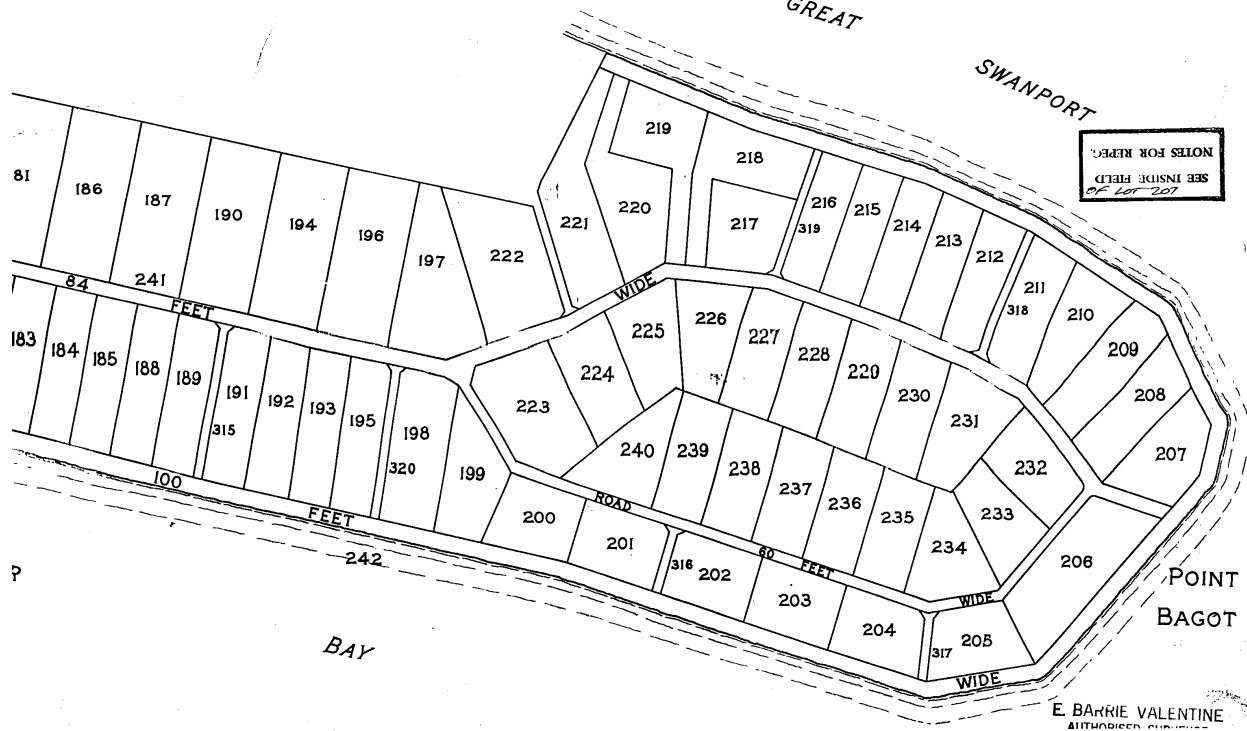


OYSTER

BAY

(SP 15917)  
SECTION 117, 24, 111

GREAT  
SWANPORT



SEE INSIDE FIELD  
OF 205-207

BAY

E. BARRIE VALENTINE  
SURVEYOR

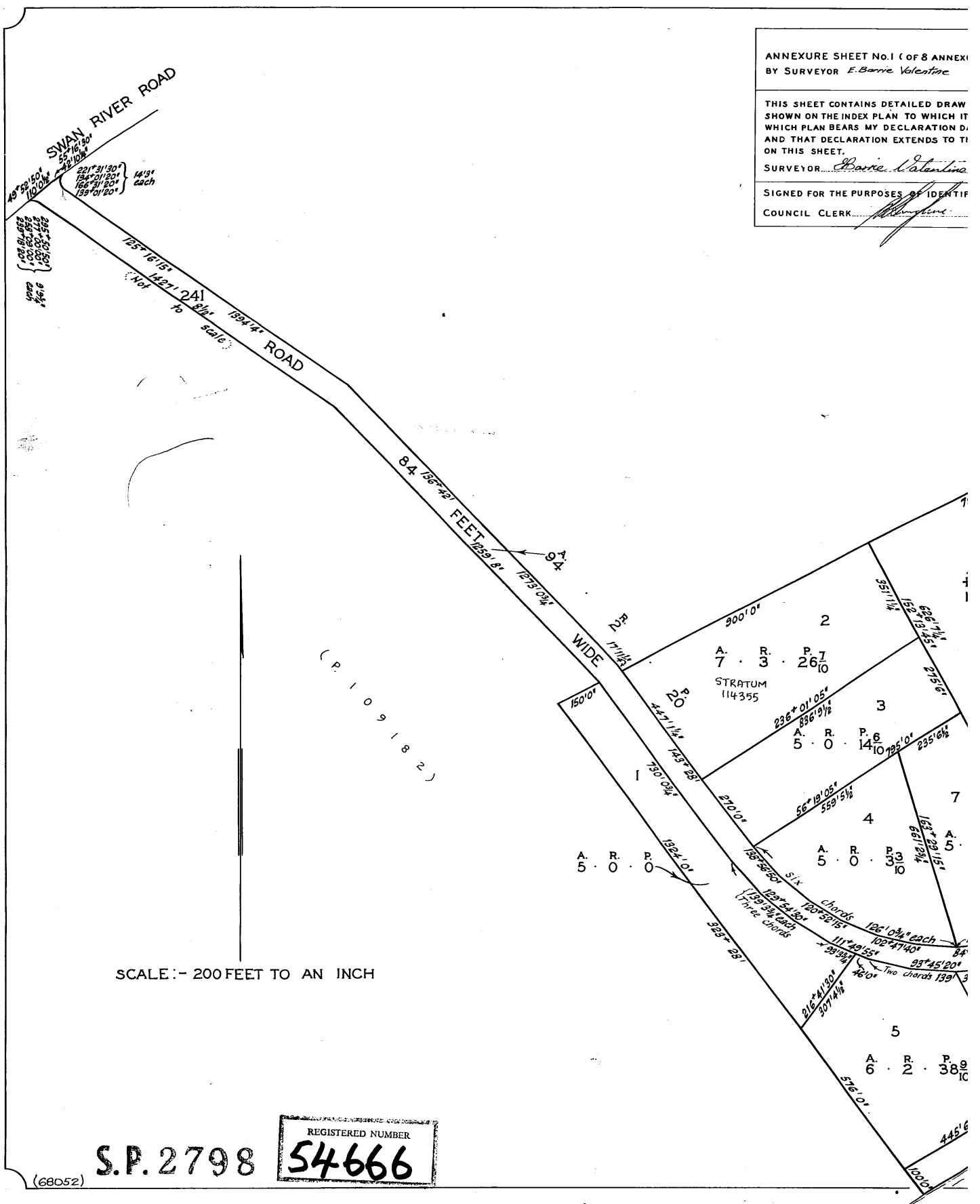
ANNEXURE SHEET No.1 ( OF 8 ANNEXI  
BY SURVEYOR *E.Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAW  
SHOWN ON THE INDEX PLAN TO WHICH IT  
WHICH PLAN BEARS MY DECLARATION D,  
AND THAT DECLARATION EXTENDS TO TI  
ON THIS SHEET.

SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIF

COUNCIL CLERK *[Signature]*



SCALE :- 200 FEET TO AN INCH

S.P. 2798

REGISTERED NUMBER  
**54666**

SET No.1 ( OF 8 ANNEXURES ) TO PLAN  
E. Barrie Valentine

AINS DETAILED DRAWINGS OF PARCELS  
DEX PLAN TO WHICH IT IS ATTACHED,  
IS MY DECLARATION DATED  
RATION EXTENDS TO THE DETAIL SHOWN

*E. Barrie Valentine*

PURPOSES OF IDENTIFICATION.

**S.P.2798** ANNEX. No.1.  
N.B. :- LOT 295 TO BE "ROAD" (Private)  
"RESERVE FOR PRIVATE ROADWAY"

**54666**



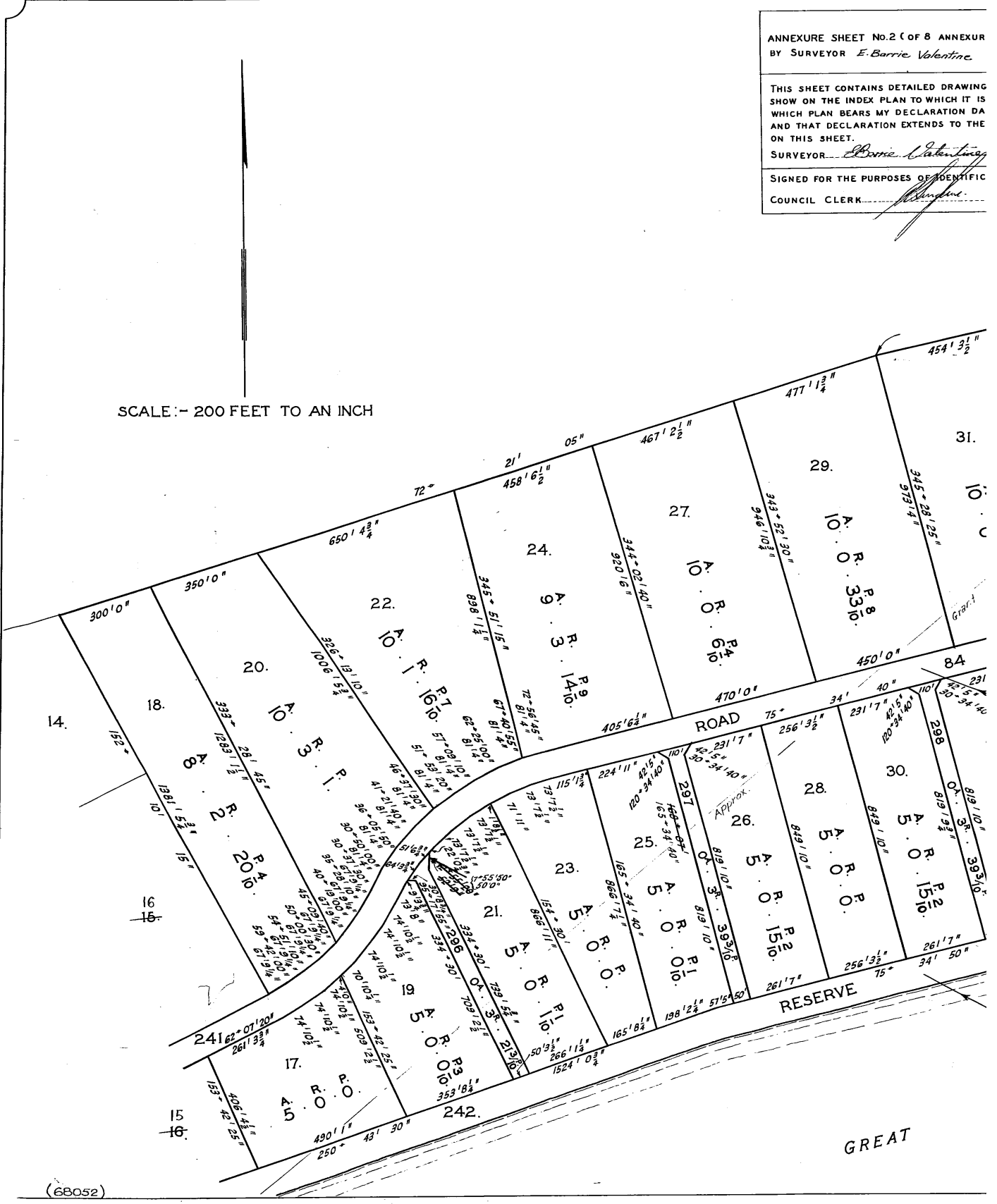
ANNEXURE SHEET No.2 ( of 8 ANNEXUR  
BY SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING  
SHOW ON THE INDEX PLAN TO WHICH IT IS  
WHICH PLAN BEARS MY DECLARATION DA  
AND THAT DECLARATION EXTENDS TO DA  
ON THIS SHEET.

SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFIC  
COUNCIL CLERK *[Signature]*

SCALE:- 200 FEET TO AN INCH



(68052)

1 No.2 (OF 8 ANNEXURES) TO PLAN  
E. Barrie Valentine

AINS DETAILED DRAWINGS OF PARCELS  
EX PLAN TO WHICH IT IS ATTACHED,  
IS MY DECLARATION DATED  
RATION EXTENDS TO THE DETAIL SHOWN

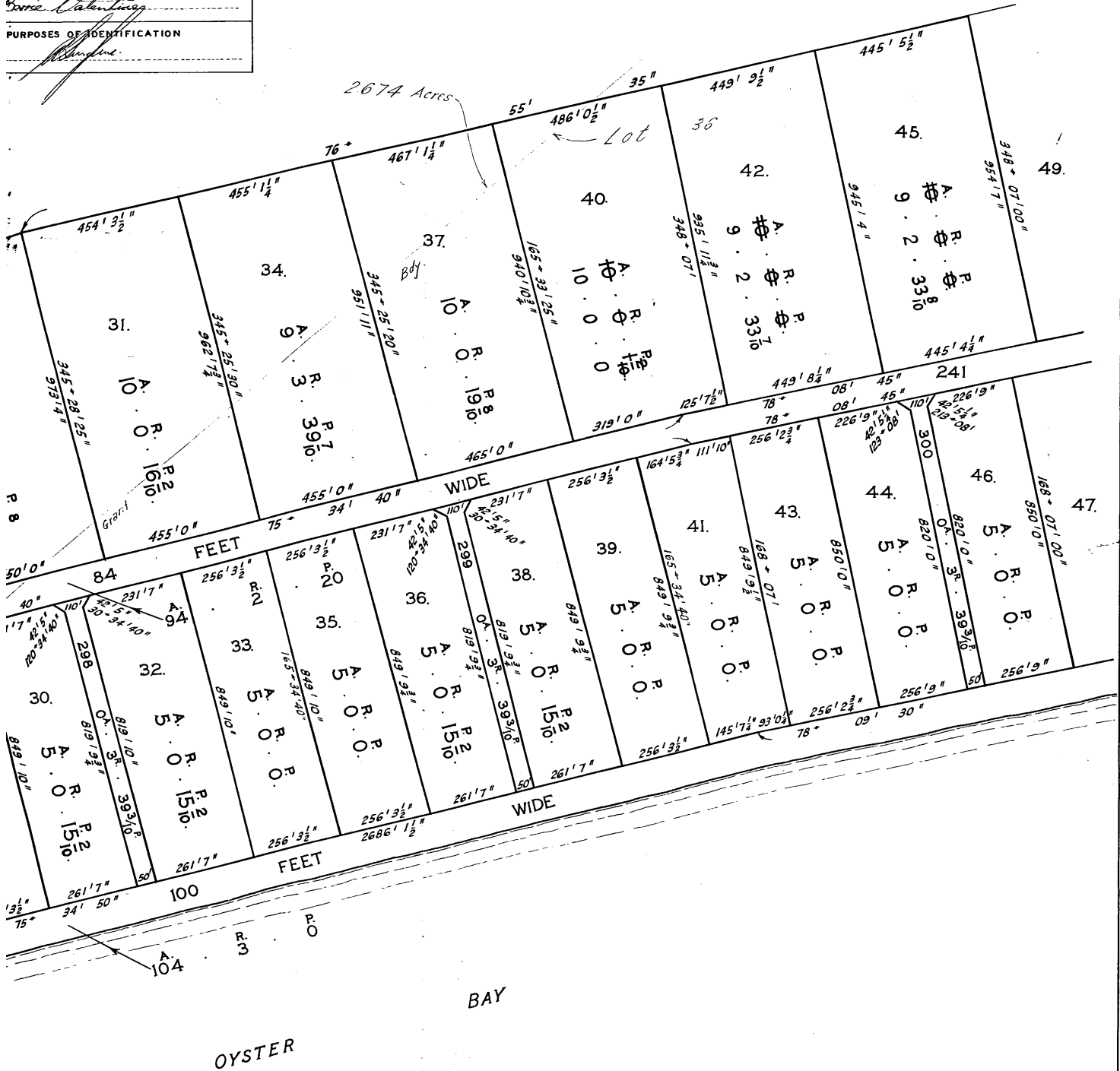
*E. Barrie Valentine*

PURPOSES OF IDENTIFICATION

*E. Barrie Valentine*

S.P.2798 ANNEX. No. 2  
N.B. :- LOTS 296 - 300 TO BE "ROAD" (Private)  
"RESERVE FOR PRIVATE ROADWAY"

54666



REGISTERED NUMBER  
**54666**

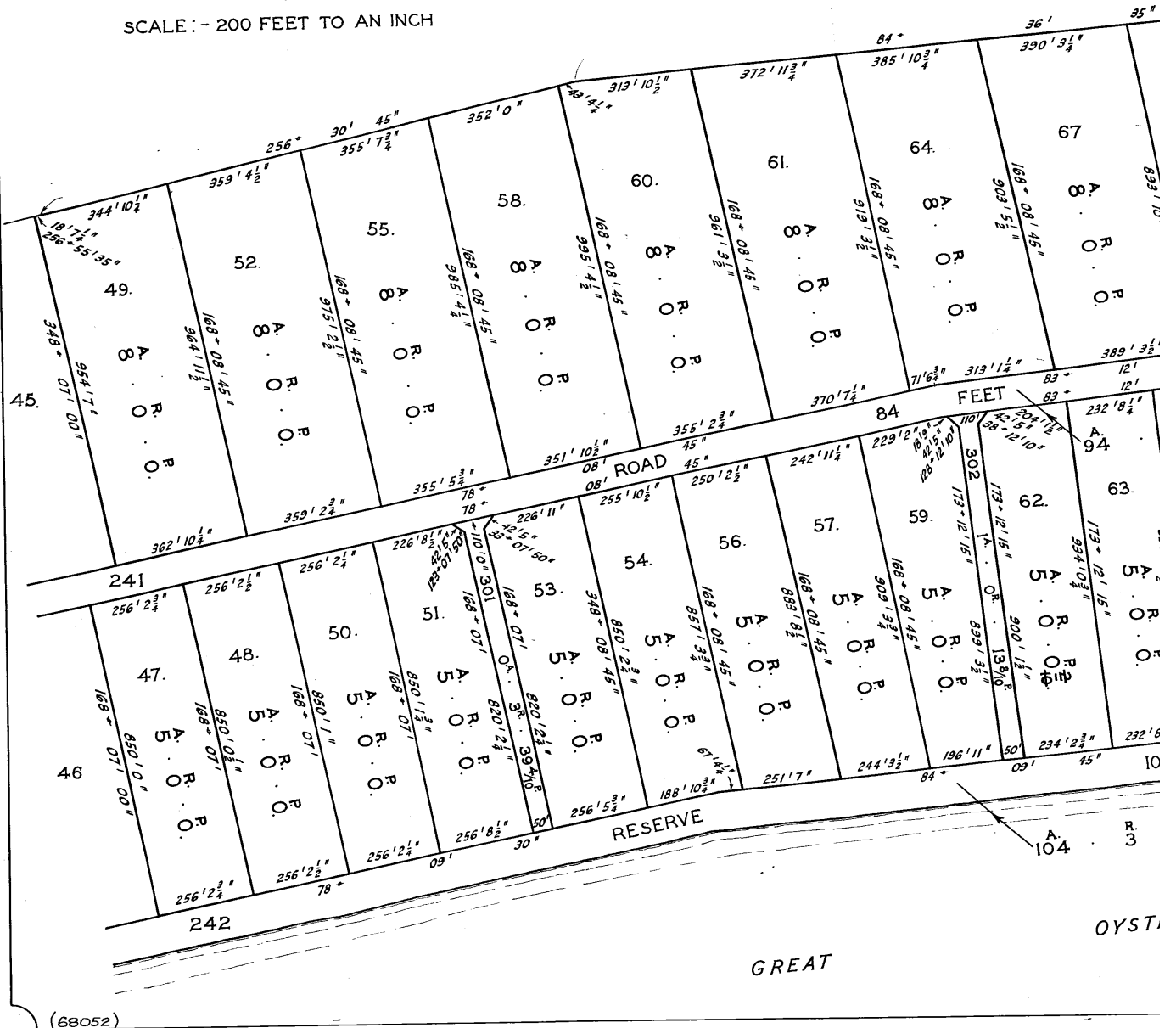
E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

ANNEXURE SHEET No. 3 (Of 8 ANNEX  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAW  
SHOWN ON THE INDEX PLAN TO WHICH  
WHICH PLAN BEARS MY DECLARATION  
AND THAT DECLARATION EXTENDS TO 1  
ON THIS SHEET.  
SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFYING  
COUNCIL CLERK *[Signature]*

SCALE: - 200 FEET TO AN INCH



(68052)



LET No.5 (OF 8 ANNEXURES) OF PLAN BY  
*Ernie Valentine*

CONTAINS DETAILED DRAWINGS OF PARCELS  
INDEX PLAN TO WHICH IT IS ATTACHED  
REFERS TO MY DECLARATION DATED  
AND THE INFORMATION EXTENDS TO THE DETAIL SHOWN

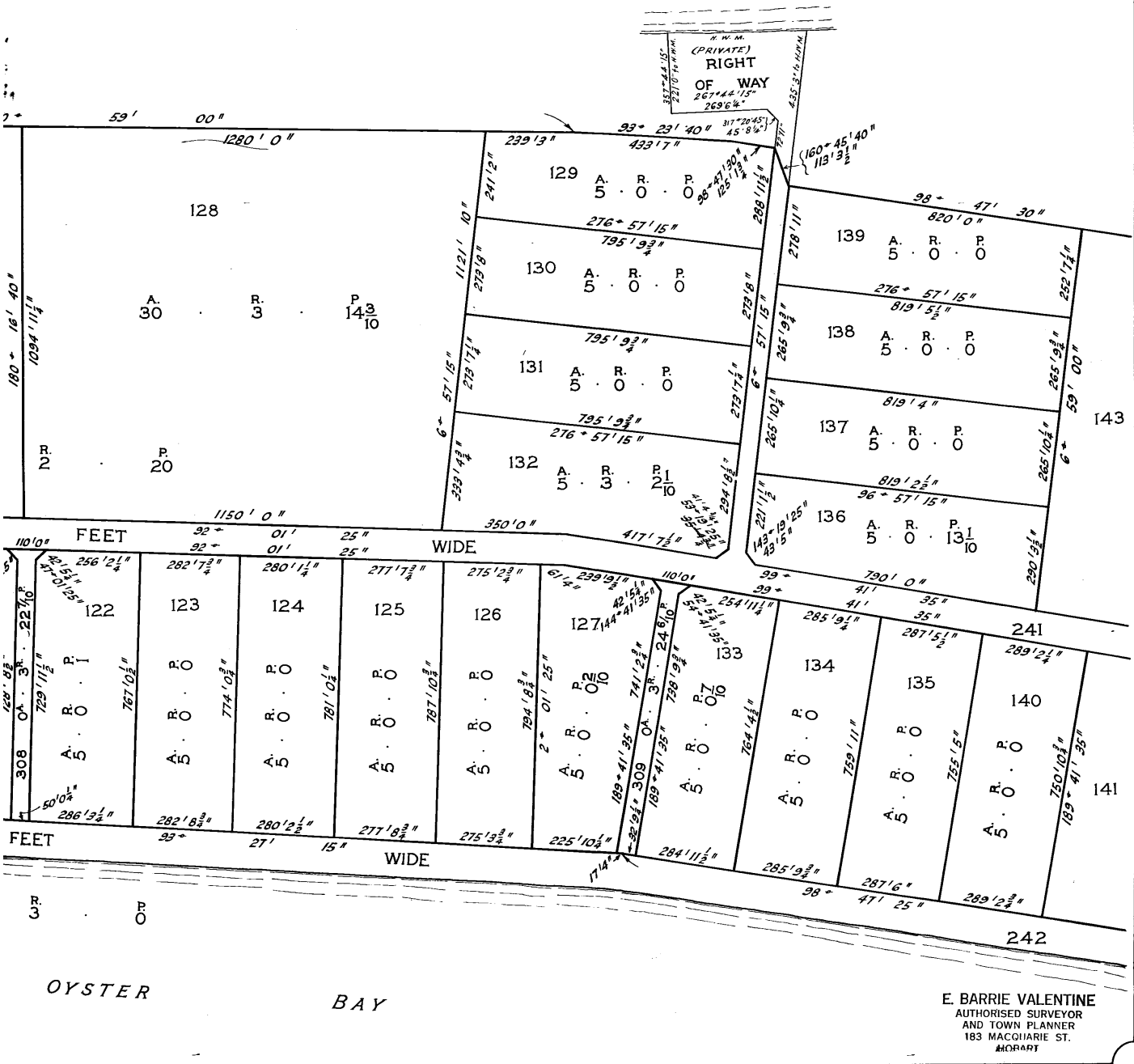
*Ernie Valentine*

PURPOSES OF IDENTIFICATION

**S.P. 2798** ANNEX. No. 5  
N.B. :- LOTS 307-309 TO BE  
"RESERVE FOR PRIVATE ROADWAY"  
"ROAD" (Private)

REGISTERED NUMBER  
**54666**

GREAT  
SWANPORT



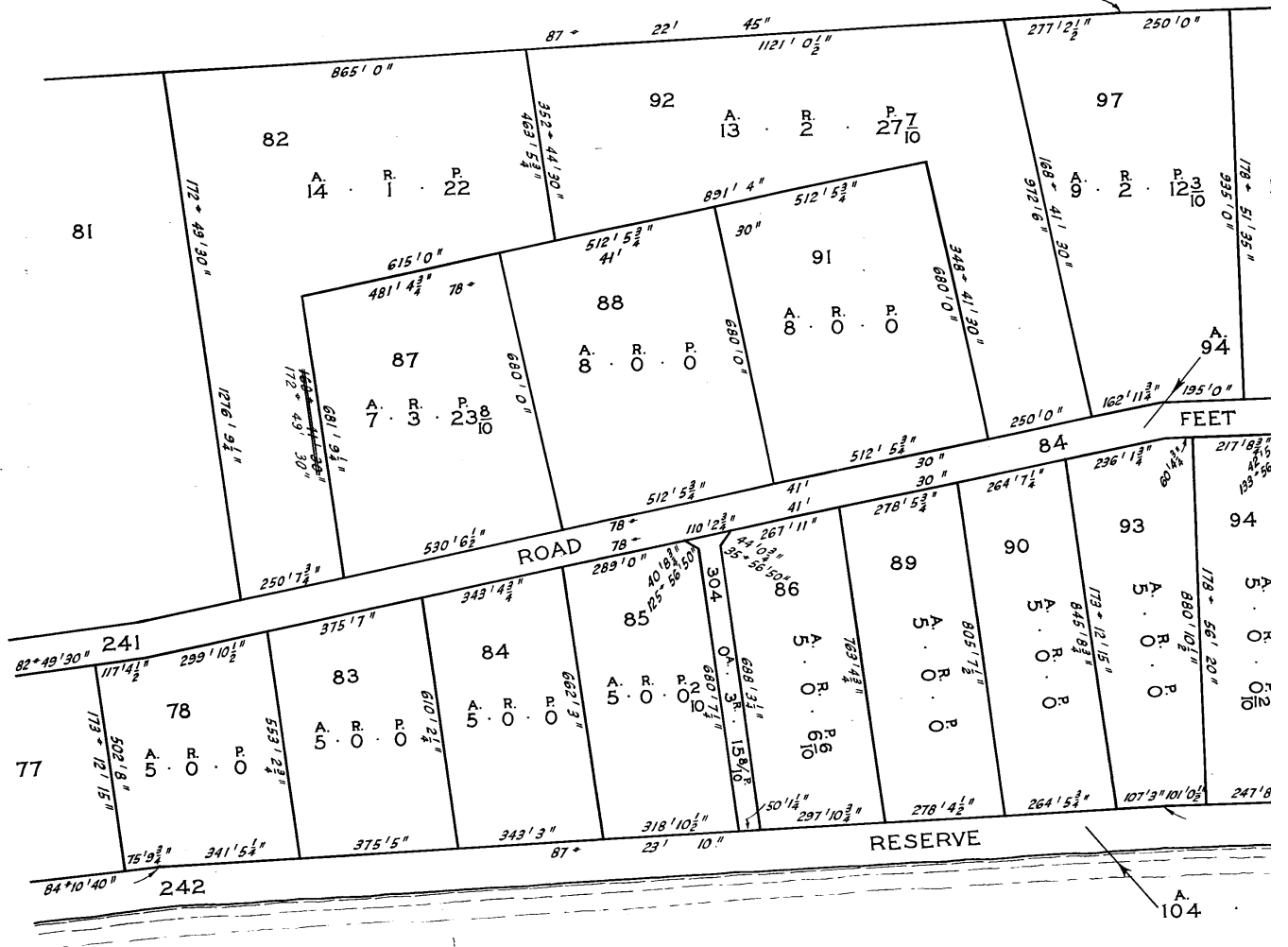
E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

ANNEXURE SHEET No. 4 (OF 8 ANNEX)  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING SHOWN ON THE INDEX PLAN TO WHICH WHICH PLAN BEARS MY DECLARATION AND THAT DECLARATION EXTENDS TO THIS SHEET.  
SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION  
COUNCIL CLERK *[Signature]*

SCALE: - 200 FEET TO AN INCH



(68052)

ET No. 4 (OF 8 ANNEXURES) TO PLAN BY  
*Barrie Valentine*

AINS DETAILED DRAWINGS OF PARCELS  
INDEX PLAN TO WHICH IT IS ATTACHED,  
MAY BE DECLARATION DATED  
AND EXTENDS TO THE DETAIL SHOWN

*Barrie Valentine*

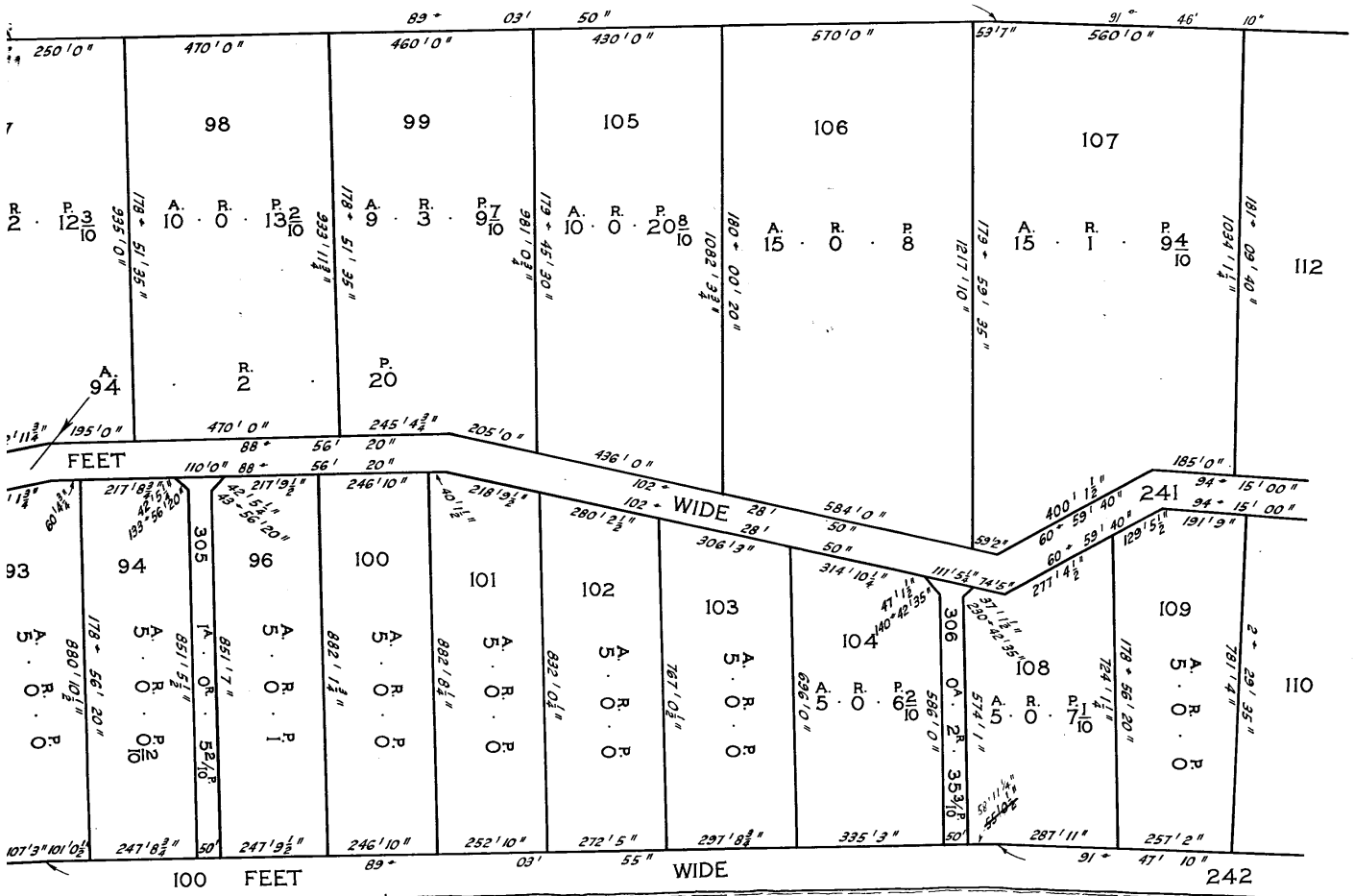
PURPOSES OF IDENTIFICATION

*[Signature]*

S.P. 2798  
N.B. :- LOTS 304 - 306 TO BE ROAD (Private)  
"RESERVE FOR PRIVATE ROADWAY"

54666

SEE INSIDE FIELD  
NOTE FOR REFE.  
LOT 32.



OYSTER BAY

REGISTERED NUMBER  
**54666**

E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

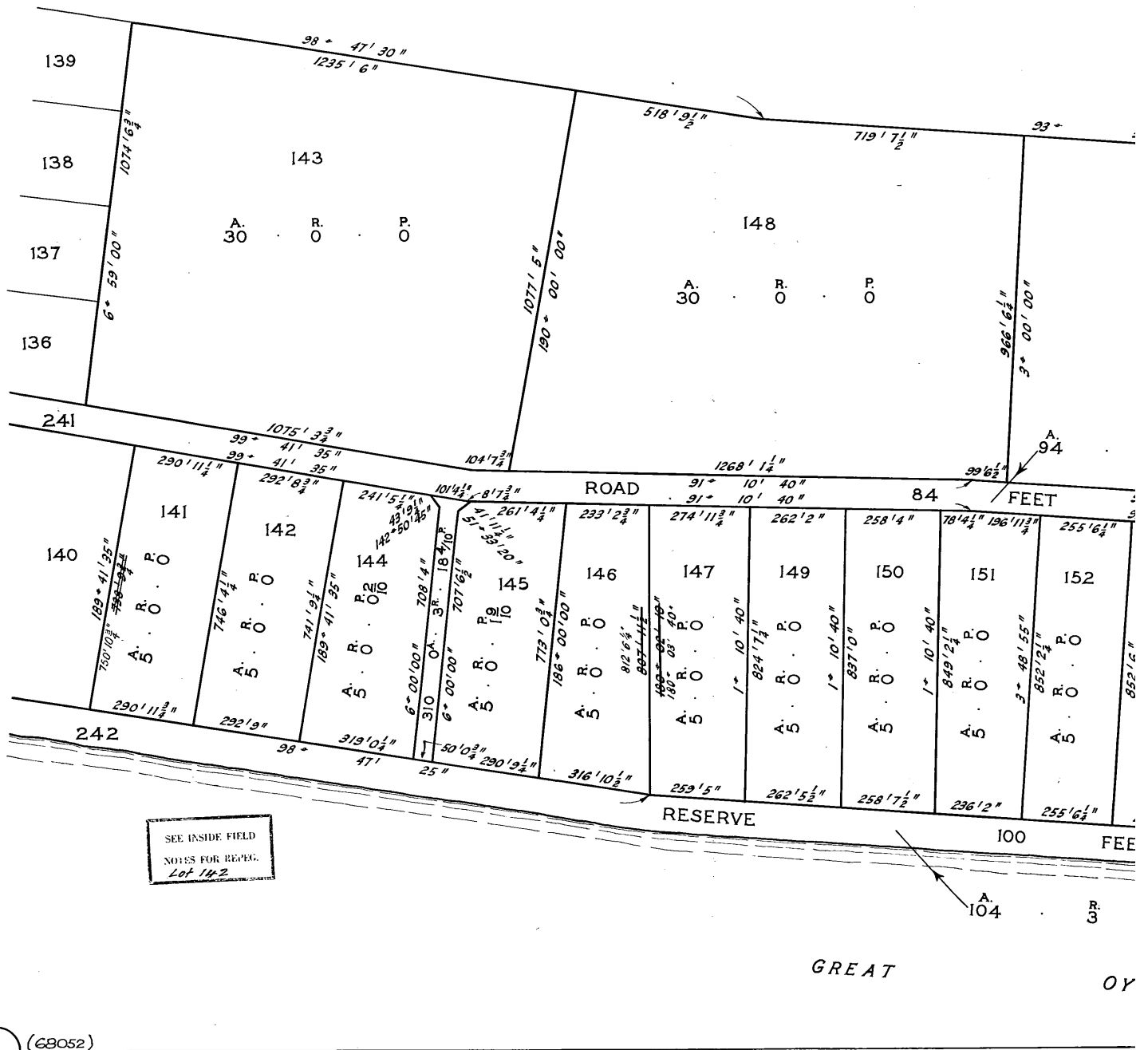


N.B. :- LOTS 310 - 312 TO BE "ROAD" (Private)  
"RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET No.6 (OF 8 ANNEX  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING  
SHOWN ON THE INDEX PLAN TO WHICH  
WHICH PLAN BEARS MY DECLARATION  
AND THAT DECLARATION EXTENDS TO THIS  
ON THIS SHEET.  
SURVEYOR.....*E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFYING  
COUNCIL CLERK.....*[Signature]*



LET No. 6 (OF 8 ANNEXURES) TO PLAN BY  
*Ernie Valentine*

SHOWN DETAILED DRAWINGS OF PARCELS  
 INDEX PLAN TO WHICH IT IS ATTACHED  
 IS MY DECLARATION DATED  
 THIS PLAN EXTENDS TO THE DETAIL SHOWN

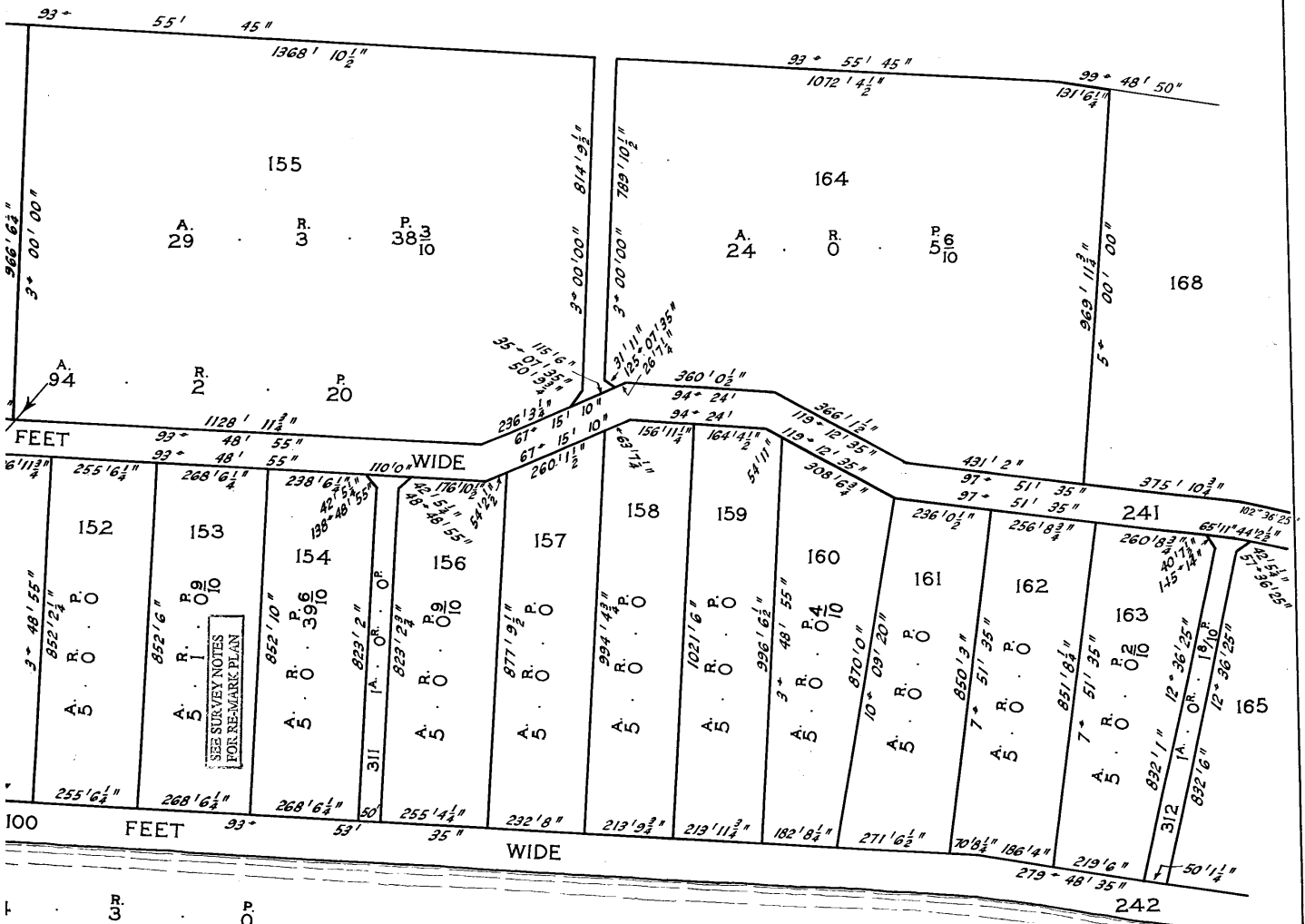
*Ernie Valentine*

PURPOSES OF IDENTIFICATION.  
*Ernie Valentine*

S.P. 2798

54666

SCALE: - 200 FEET TO AN INCH



OYSTER

BAY

REGISTERED NUMBER  
**54666**

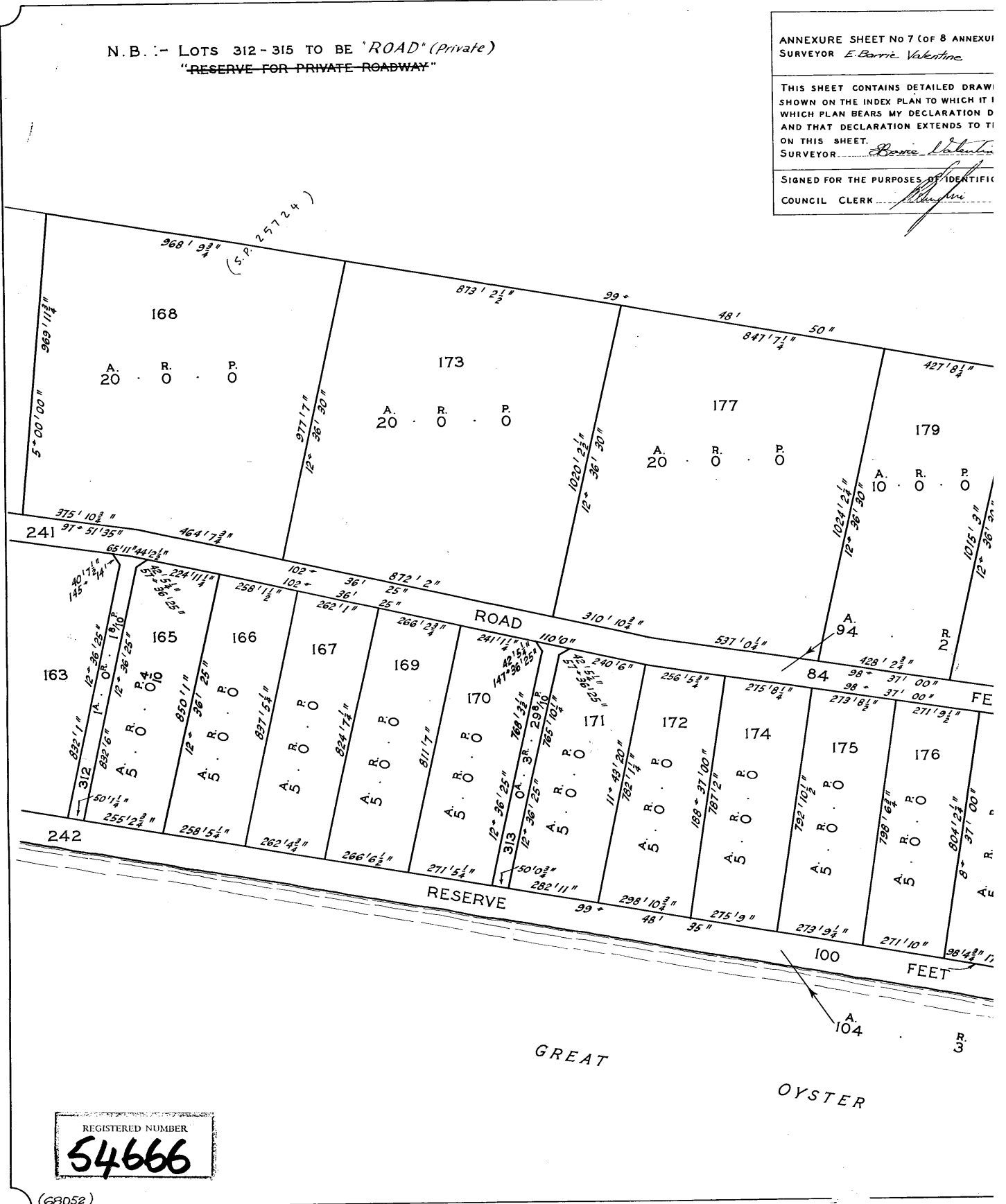
E. BARRIE VALENTINE  
 AUTHORISED SURVEYOR  
 AND TOWN PLANNER  
 183 MACDONALD ST.  
 HOBART

N.B. :- LOTS 312-315 TO BE 'ROAD' (Private)  
 "RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET NO 7 (OF 8 ANNEXURE SHEETS)  
 SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING OF THE LAND WHICH IS SHOWN ON THE INDEX PLAN TO WHICH IT IS REFERRED AND WHICH PLAN BEARS MY DECLARATION AND THAT DECLARATION EXTENDS TO THIS SHEET.  
 SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION  
 COUNCIL CLERK *[Signature]*



Plan No 7 (OF 8 ANNEXURES) TO PLAN BY  
*Eric Valentine*

SHOWN DETAILED DRAWINGS OF PARCELS  
 OF THIS PLAN TO WHICH IT IS ATTACHED  
 AND MY DECLARATION DATED  
 15/06/2026 EXTENDS TO THE DETAIL SHOWN

*Eric Valentine*

PURPOSES OF IDENTIFICATION.

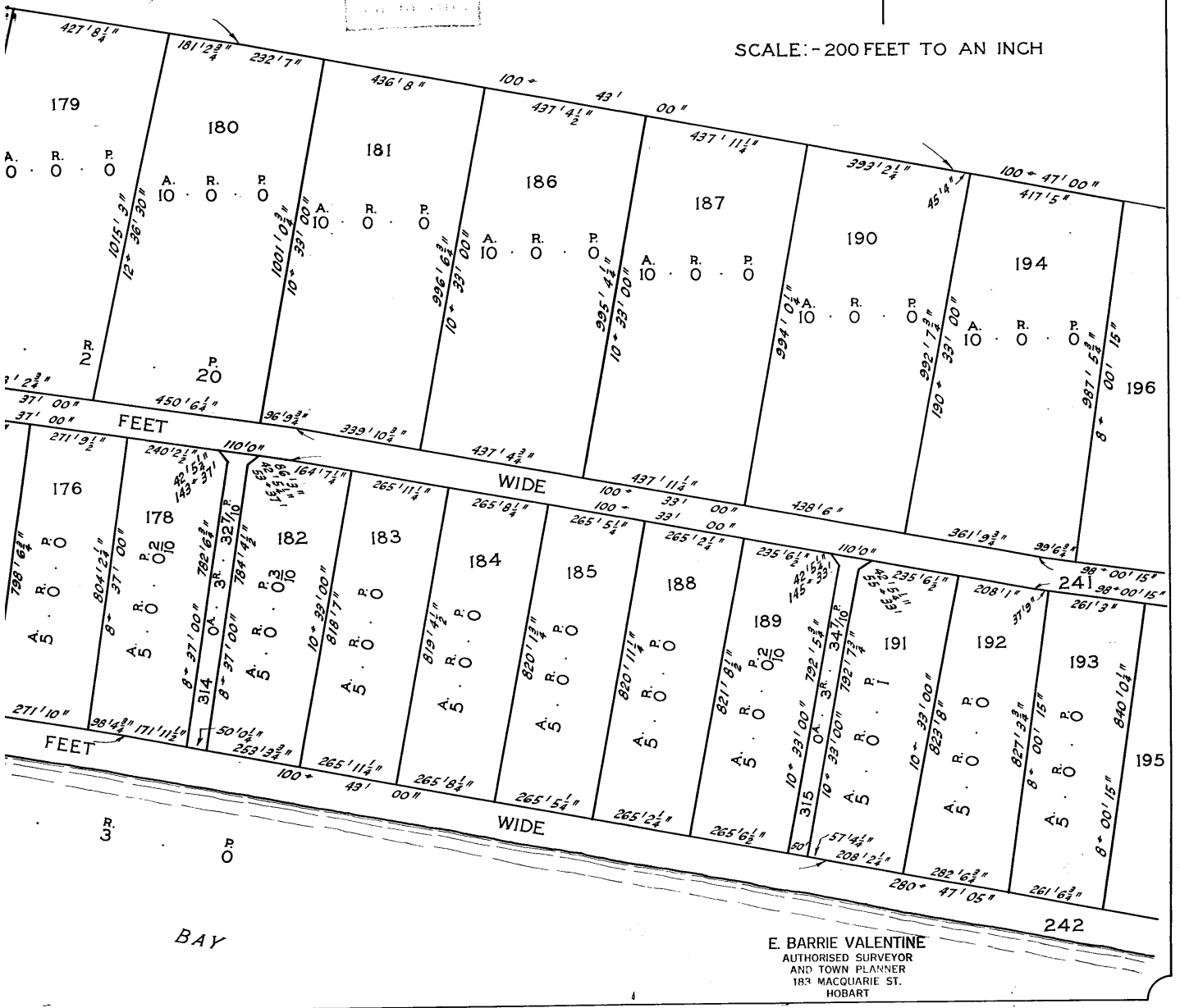
*Eric Valentine*

S.P. 2798

ANNEX. NO. 7

54666

SCALE: - 200 FEET TO AN INCH



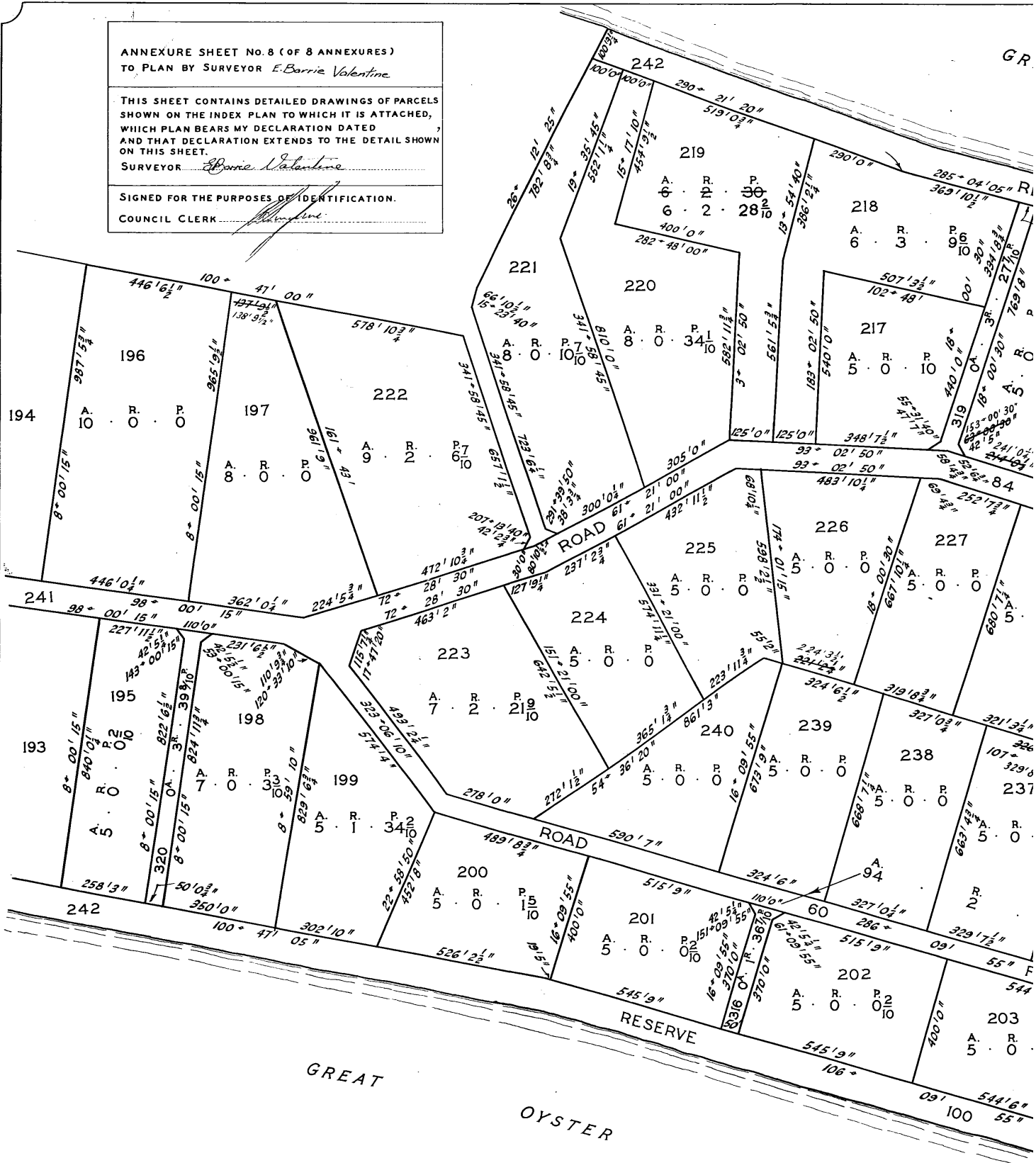
ANNEXURE SHEET No. 8 (OF 8 ANNEXURES)  
TO PLAN BY SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWINGS OF PARCELS SHOWN ON THE INDEX PLAN TO WHICH IT IS ATTACHED, WHICH PLAN BEARS MY DECLARATION DATED, AND THAT DECLARATION EXTENDS TO THE DETAIL SHOWN ON THIS SHEET.

SURVEYOR: *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION.

COUNCIL CLERK: *[Signature]*

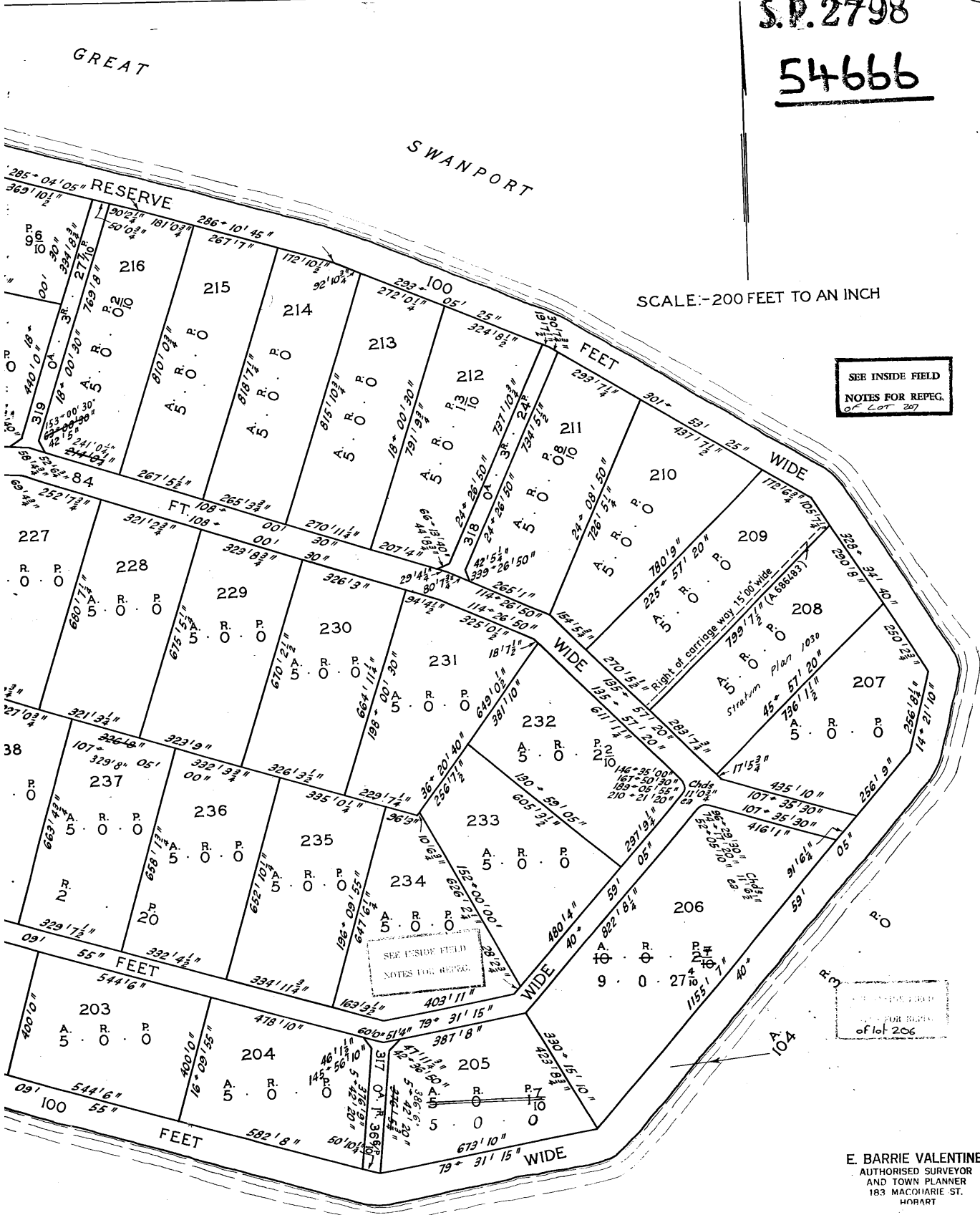


N.B. :- LOTS 316 - 320 TO BE 'ROAD' (Private)  
"RESERVE FOR PRIVATE ROADWAY"

(68052) **S.P. 2798** ANNEX. NO. 8

REGISTERED NUMBER  
**54666**

S.P. 2798  
54666





**SCHEDULE OF EASEMENTS PLAN NO.**

**S.P.2798**

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

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

No covenants or profits a preponder are created to benefit or burden any of the lots shown on the plan.

**FENCING PROVISIONS :** In respect of each of the lots shown on the said plan, <sup>except lot 292</sup> C.H.I. (Tas,) Pty. Ltd. the Vendor shall not be required to fence.

**EASEMENTS :**

Each Lot in Column A is together with a right of carriage way over the Lots specified in Column B and together with a right <sup>of carriage way</sup> ~~of way~~ over the Right of Way <sup>(Private)</sup> shown on the plan.

COLUMN A	COLUMN B
<p><del>Lots 1 - 240 inclusive</del>  <i>M/L</i> Lots 1 to 94 and 96 to 240,</p>	<p>Lots 295 - 320 inclusive</p>
<p>Lots 295 to 320 are each subject to a right of carriageway (appurtenant to lots 1 to 94 &amp; 96 to 240.)</p>	

*M/L* THE COMMON SEAL of C.H.I. (TAS.) )  
 the beneficial owner of the land )  
 in Cycle No 4/8074 )  
 was hereunto affixed in )  
 the presence of RICHARD WARREN )  
PORTER and MICHAEL JOHN DINON. )  
 The Committee appointed by the )  
 Directors for such purposes : )

*Richard Warren*  
*Michael John Dinon*

THE COMMON SEAL of MUTUAL ACCEPTANCE )  
 LIMITED AS Mortgagee under Indenture )  
 of Mortgage No. 42/55 was hereunto )  
 affixed by authority of a resolution )  
 of the Board of Directors in the )  
 presence of - )  
 Directors. )  
 Secretary.

*John*  
*Albion*  
 Directors

CORRECT for the Purposes of the Real Property Act 1862 as amended  
 SIMMONS WOLFHAGEN SIMMONS & WALCH  
 Per: *[Signature]*

**CERTIFIED CORRECT** for the purposes of the Real Property Act 1862 as amended.

*Simmons, Hoffmann, Simmons and Walsh*

This is the schedule of easements attached to the plan of C.H.I. (Tas) Pty. Ltd.

..... comprising part of the land in

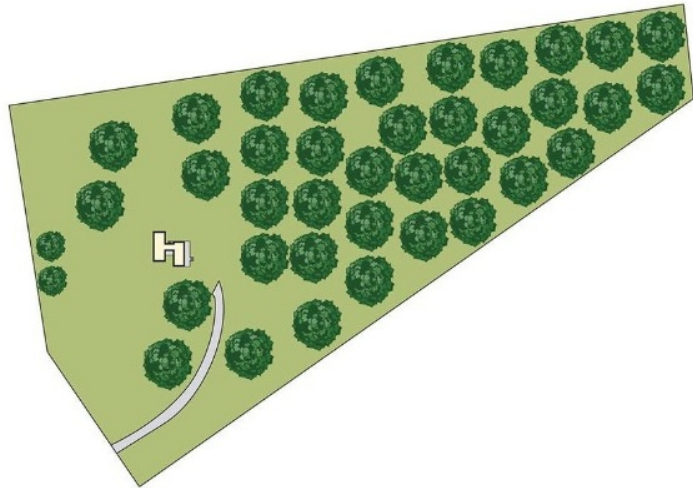
(Insert Title Reference)

Sealed by Municipality of Glamorgan on 2nd December 1969

*[Signature]*  
Council Clerk/Town Clerk

21000

# 1249 Dolphin Sands Road, Dolphin Sands



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*always takes us* HOME

**Roberts**  
real estate

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COLLECTIVE *pure magic*

# SITE PLAN

Planning Application - Visitor Accommodation



**Property**  
1249 Dolphin Sands Rd  
Dolphin Sands TAS 7190

**Title / PID**  
CT 54666/197  
PID 5278597

**Land**  
Lot 197 on  
Sealed Plan 54666

**Proposal**  
Use of existing dwelling for  
visitor accommodation - max 5 persons

**Notes**  
Supporting planning site plan only.  
Not to be scaled.

21 June 2026

Michael Snelders  
400 Strickland Avenue  
South Hobart TAS 7004  
Email: michael.snelders@waltersurveys.com.au  
Phone: 0481 289 010

Planning Department  
Glamorgan Spring Bay Council  
PO Box 6  
Triabunna TAS 7190

**Re: Planning Application - Visitor Accommodation - 1249 Dolphin Sands Road, Dolphin Sands**

Dear Planning Team,

Please find attached our planning application for the use of the existing dwelling at 1249 Dolphin Sands Road, Dolphin Sands TAS 7190 as Visitor Accommodation.

The application is for a change of use only. No new buildings, external works, earthworks, vegetation removal or changes to the existing site access are proposed. The proposed visitor accommodation use will be limited to a maximum of five persons.

The property is identified as CT 54666/197, PID 5278597, being Lot 197 on Sealed Plan 54666.

The following documents are provided in support of the application:

No.	Attachment
1	1249_Dolphin_Sands_Planning_Application_Signed.pdf
2	Supporting Statement.pdf
3	FolioText-54666-197.pdf
4	FolioPlan-54666-197.pdf
5	ScheduleOfEasements-54666-197.pdf
6	Site Plan.pdf
7	Property Report.pdf
8	1249_Dolphin_Sands_Floor_Plan.pdf

Could you please confirm receipt of the application and advise the applicable application fee and payment method.

Kind regards,



Michael Fredrick Snelders