

## Application for Planning Approval

OFFICE USE ONLY			
DATE RECEIVED:		PID:	
FEE:		RECEIPT NUMBER:	
DA:		PROPERTY FILE:	

### Advice:

Use this form for all no permit required, permitted and discretionary planning applications including 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*

Proposal details:		
Estimated value of works: (design & construction)		\$
How will stormwater from buildings and hardstand areas be managed?  <i>(Details must be clearly shown / noted on plans)</i>	Discharge to a main	
	Discharge to kerb & gutter	
	Discharge to roadside table drain	
	Discharge to natural watercourse	
	Retained on site	

**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:

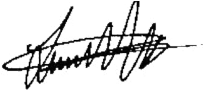
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application 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) a signed application form;
- (b) 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;
- (c) details of the location of the proposed use or development;
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- (e) 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:

- (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- (b) 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;
- (c) 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:
  - (i) the internal layout of each building on the site;
  - (ii) the private open space for each dwelling;
  - (iii) external storage spaces;
  - (iv) parking space location and layout;
  - (v) major elevations of every building to be erected;
  - (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (vii) 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
  - (viii) materials and colours to be used on roofs and external walls.

# PLAN OF SUBDIVISION (BOUNDARY RE-ORGANISATION)

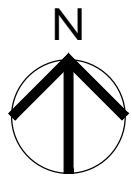


# PDA

SURVEYORS, ENGINEERS & PLANNERS

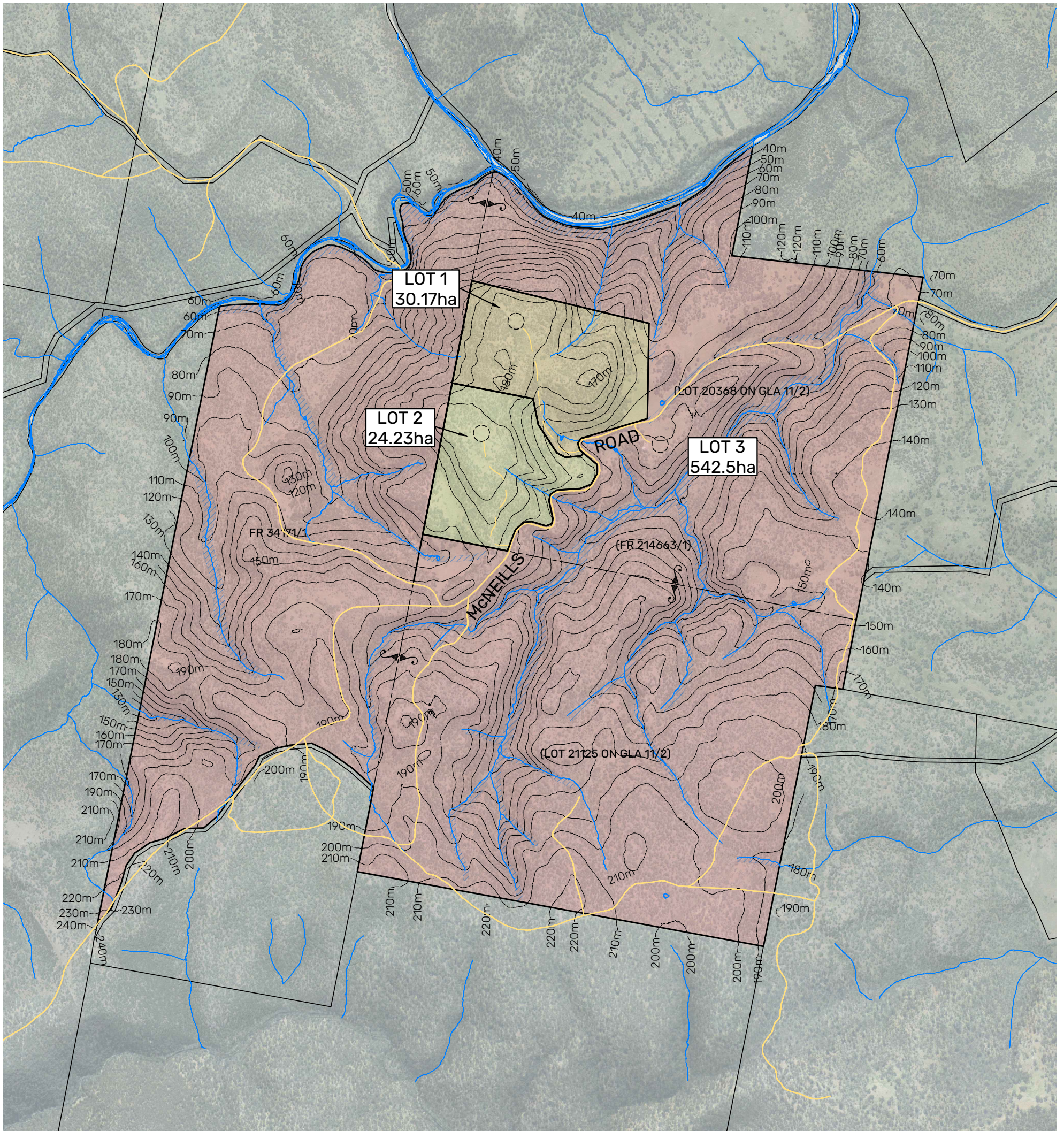
127 Bathurst Street  
Hobart, Tasmania, 7000  
PHONE: +61 03 6234 3217  
FAX: +61 03 6234 5085  
EMAIL: pda.hbt@pda.com.au  
www.pda.com.au  
Also at: Kingston,  
Launceston & Burnie

Owners		Address	649 McNeills Road, Swansea	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.							
		Council	Glamorgan-Spring Bay Council								
		Planning Scheme	Tasmanian Planning Scheme								
Title References	FR 214663/1 & 34171/1	Zone & Overlay	21 Agriculture; C7.0, C13.0, C15.0								
Schedule Of Easements	As shown.										
Scale	1:15,000	Date	21 February 2024	PDA Reference	49881HC - 1D	Map reference	5833	PID	5280750	Point of Interest	581 680 E, 5 338 930 N



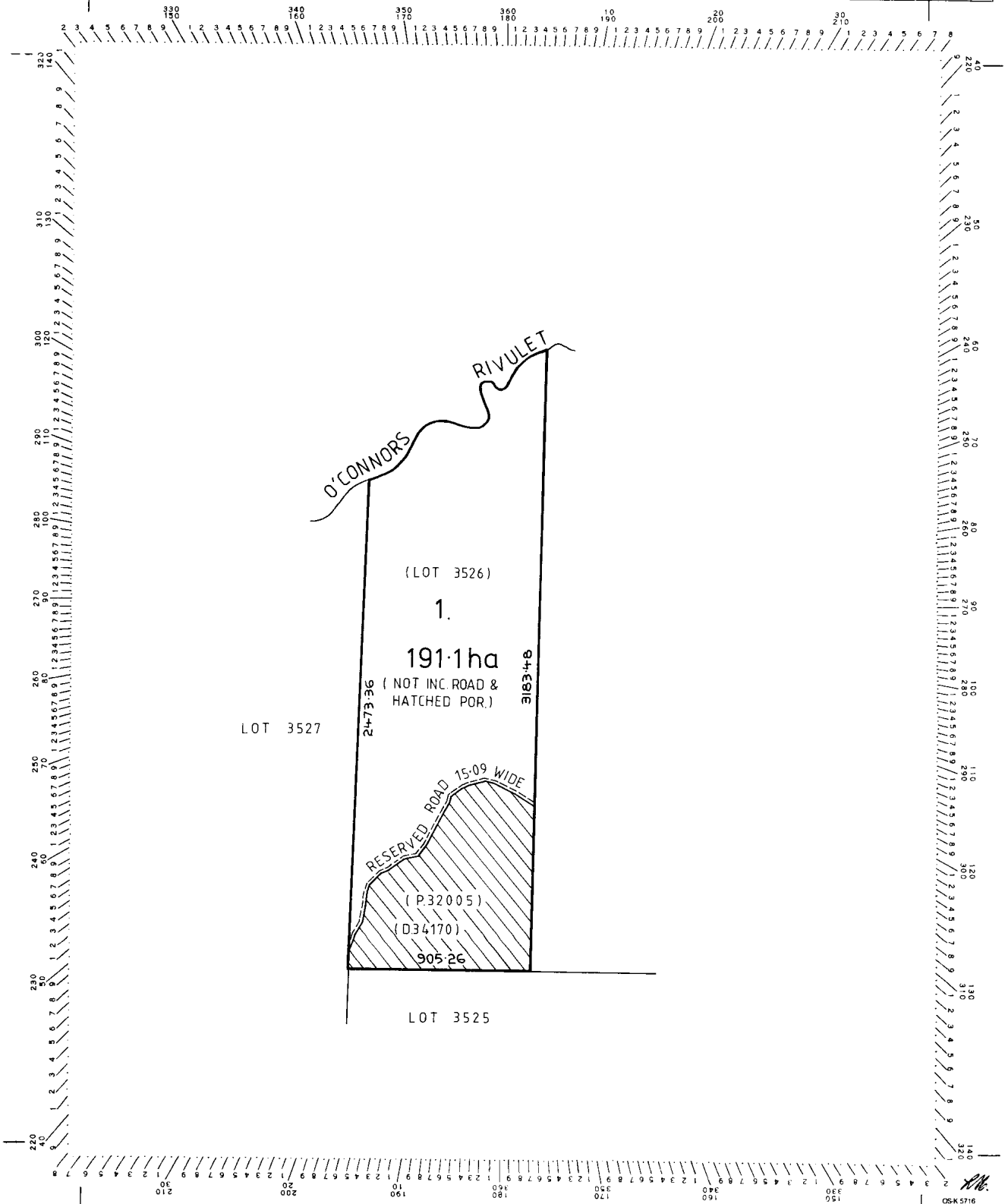
### LEGEND


- Title/Lot boundary
- Disappearing boundary
- Surrounding boundary
- Gravel road/track (per theLIST)
- Hydrographic lines (per theLIST)
- Contours (10m from LiDAR)
- Indicative building area - 30m radius
- Existing /proposed access track

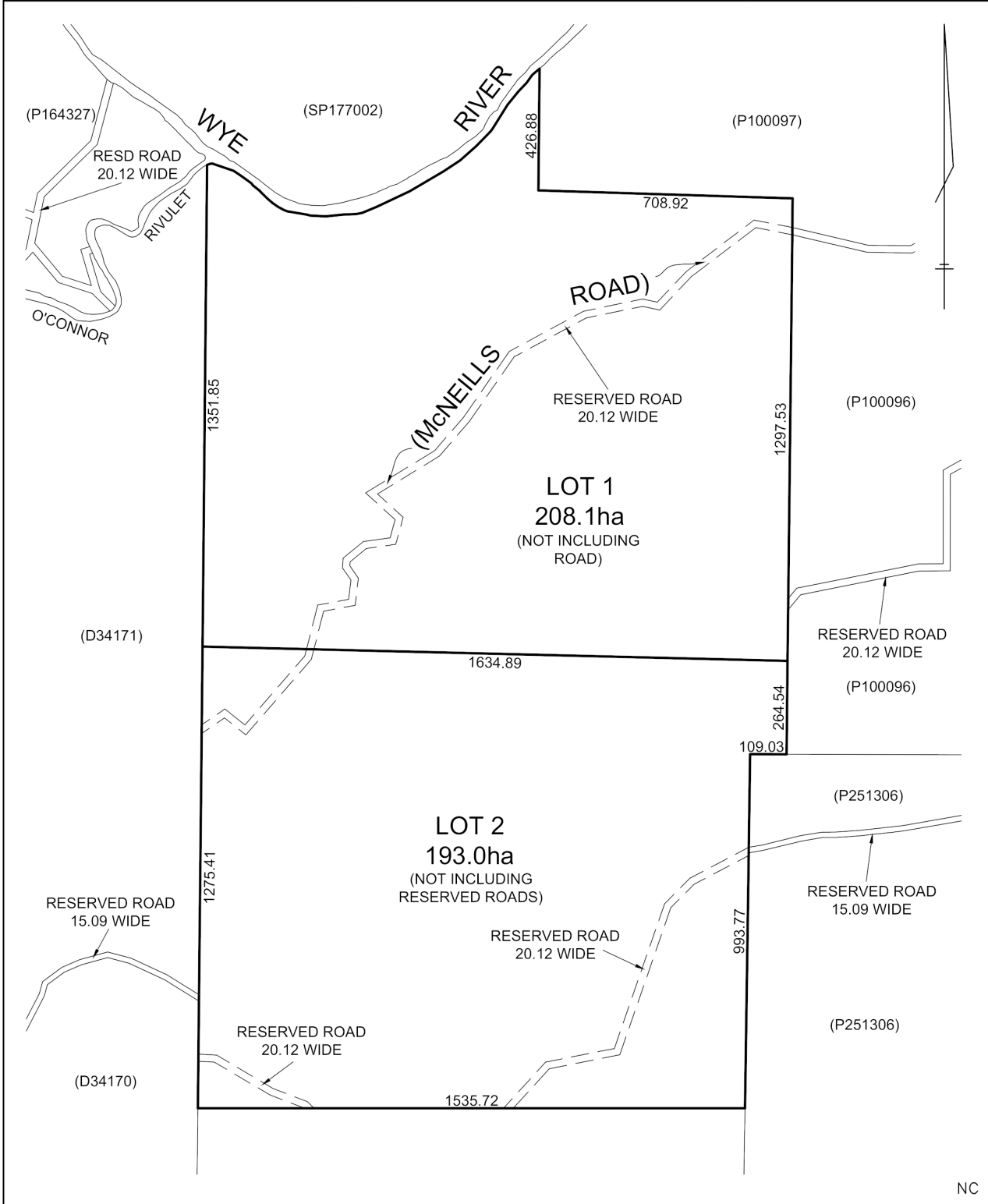


Owner:	<b>PLAN OF SURVEY</b> of land situated in the <b>GLAMORGAN</b> <b>CAMBRIA</b> COMPILED FROM.....	Registered Number: <b>D.34171</b>
Title Reference: C.T.4086/30		Approved.....
Grantee:		Recorder of Titles

SCALE 1:20 000 MEASUREMENTS IN METRES



OWNER: FOLIO REFERENCE: F.R.214663/1  GRANTEE: WHOLE OF LOT 20368, 514A-1R-0P GTD TO WILLIAM HENRY LYNE. WHOLE OF LOT 21125, 477A-0R-0P GDT TO ALBERT VERNON LYNE.	PLAN OF TITLE  LOCATION: <b>GLAMORGAN - CAMBRIA</b>  FIRST SURVEY PLAN No: 11/2 L.O.  COMPILED BY: LTO  SCALE 1:10000                      LENGTHS IN METRES	Registered Number  <b>P.183808</b>
		APPROVED <u>6 SEP 2022</u>   Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 34171	FOLIO 1
EDITION 1	DATE OF ISSUE 11-Nov-1993

SEARCH DATE : 26-Sep-2023

SEARCH TIME : 08.36 AM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN  
 Lot 1 on Diagram 34171  
 Derivation : Part of Lot 3526 Granted to J. Meredith  
 Prior CT 4442/58

SCHEDULE 1

BARRY GRAHAM GREGSON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 183808	FOLIO 2
EDITION 1	DATE OF ISSUE 07-Sep-2022

SEARCH DATE : 26-Sep-2023  
SEARCH TIME : 08.39 AM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN  
Lot 2 on Plan 183808  
Derivation : Whole of Lot 21125, 477A-0R-0P Gtd. to A V Lyne  
Prior CT 214663/1

SCHEDULE 1

A671670 & E318962 BARRY GRAHAM GREGSON Registered  
07-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

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**Our Ref:** 49881HC

26<sup>th</sup> March 2024

Glamorgan Spring Bay Council  
Planning Department  
9 Melbourne Street  
Triabunna, TAS 7190

Via Email: [planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)

Dear Planning Department,

**RE: Development Application – Reorganisation of boundaries  
649 McNeil’s Road, Swansea**

This application for planning approval for a reorganisation of boundaries at 649 McNeil’s Road, Swansea, is submitted on behalf of our client

The application documentation consists of:

- Title Plan and Folio – CT 183808/1, CT 183808/2, CT 34171/1,
- Plan of Subdivision
- Glamorgan Spring Bay application form – completed and signed
- Planning assessment overview of the *Tasmanian Planning Scheme – Glamorgan Spring Bay*
- Bushfire Hazard Assessment and Bushfire Hazard Management Plan

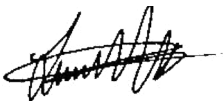
Please confirm receipt of this application & forward an invoice for the development application fee made out to Mr Barry Gregson, and it will be provided to the client for prompt payment. At the same time, the land owners will be notified of lodgement in accordance with Section 52(i)(c) of the *Land Use and Approvals Act 1993*.

Please do not hesitate to contact me at your earliest convenience should you require additional information or further clarification.

Yours faithfully,

**PDA Surveyors, Engineers & Planners**

Per:



Jane Monks

**HOBART:**

C.M. Terry, BSurv (Tas.), M.SSSI (Director)  
H. Clement, BSurv (Tas.), M.SSSI (Director)  
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)  
T.W. Walter, Dip. Surv & Map (Director)  
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)  
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)  
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

**KINGSTON:**

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Director)  
M.M. Stratton, BSurvSpSc, GradDipLandSurv (Tas.) (Associate)

**LAUNCESTON:**

J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Director)  
M.B. Reid, BGeom (Hons) (Tas.), M.SSSI (Director)  
J.M. Brooks, MEnvPlg, M.PIA (Director)

**BURNIE/DEVONPORT:**

A.W. Eberhardt, BGeom (Tas.), M.SSSI (Director)  
A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Consultant)

**OFFICES ALSO AT:**

- 6 Freeman St, Kingston, TAS 7050 (03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099
- 3/23 Brisbane St, Launceston, TAS 7250 (03) 6331 4099
- 16 Emu Bay Rd, Deloraine, TAS 7304 (03) 6362 2993
- 6 Queen Street, Burnie, TAS 7320 (03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875